



City of Tacoma
Planning Commission

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June 18, 2025

Mayor Victoria Woodards
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: South Tacoma Groundwater Protection District (STGPD) Code Update

Honorable Mayor and Members of the City Council,

On behalf of the Tacoma Planning Commission, we are proud to forward our recommendation for the STGPD Code Update. Enclosed is the "*Planning Commission's Findings of Fact and Recommendations Report, June 18, 2025*," which summarizes the planning requirements, public engagement, overview of the STGPD Code Update, as well as the Commission's deliberations, including a summary of the amendments made in response to public comments.

The Planning Commission recognizes the critical role of the STGPD in securing our City's future. The health of community members and the City's economic vitality, both within and outside the District, are dependent on a predictable and secure water supply. Projections indicate Tacoma's water resources will be under greater strain over the coming decades due to climate change, with the aquifer providing as much as 50% of our City's freshwater during periods of drought and high heat. At the same time, the City is projected to grow by another 130,000 residents, amplifying the importance of protecting this vital resource with updated regulations.

Specifically, we recommend that the City Council adopt the proposed update to the STGPD code, including the additional proposed amendments to Tacoma Municipal Code (TMC) Title 13. The Commission believes that the amendments to the STGPD were developed to ensure consistency with the Best Available Science and Growth Management Act's critical area aquifer recharge requirements and to balance City goals for critical area protections and economic development.

The STGPD is an overlay zoning district created in 1988 in response to the area's high vulnerability to contamination of the underlying aquifer system. Through this code update, the City is updating TMC Section 13.06.070.D, which contains the primary regulations for the STGPD. In addition, updates are being made to other sections of the code, TMC 13.06.040.J, 13.06.060, 13.06.090.B, and 13.06.090.J, to revise landscaping, tree canopy, and lot coverage standards that apply across various zoning districts. These changes are consistent with the updated STGPD Work Plan and will be instrumental in the continued protection of the South Tacoma aquifer.

In addition to these proposed amendments, the Commission requests Council consideration for the following recommendations:

1. The Planning Commission recommends that the City Council give greater consideration

to the following actions that could enhance groundwater protection in addition to the current regulatory amendments to TMC 13.06.070.D:

- a. Support and prioritize the remediation of contaminated sites within the STGPD to restore ecological function and reduce potential contamination sources. Coordinate with partner agencies, such as the Tacoma-Pierce County Health Department, to secure funding for area-wide and site-specific assessments and remediation actions that could accelerate cleanup of these sites.
 - b. Consider renaming the STGPD overlay zone to more clearly reflect the aquifer's role as a Citywide drinking water resource, potentially increasing public awareness and support.
 - c. Reinforce infiltration as the preferred method of stormwater management within aquifer recharge areas. In future updates to the Stormwater Management Manual, the City Council should ensure more stringent application of infiltration and low-impact development Best Management Practices in the STGPD and explore more prescriptive infiltration requirements where feasible based on site conditions.
 - d. Incorporate watershed-level considerations into future updates of the Stormwater Management Manual and support the hydrologic and ecological health of Flett Creek and its watershed.
 - e. Pursue ongoing coordination with regional partners and jurisdictions within the Central Pierce County Sole Source Aquifer area to develop consistent Critical Aquifer Recharge Area protections.
 - f. Ensure that future updates continue to reflect health equity priorities identified in the Health Impact Assessment and actively address the disparate health outcomes linked to environmental exposures.
2. The Planning Commission recommends that broader standards be considered for incorporation into the Critical Areas Preservation Ordinance (CAPO) update for the full critical aquifer recharge area.

Thank you for the opportunity to provide this recommendation.

Sincerely,



Christopher Karnes, Chair
Tacoma Planning Commission

Enclosure:

- Planning Commission's Findings of Fact and Recommendation, June 18, 2025



**TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS REPORT**

JUNE 18, 2025

A. SUBJECT:

South Tacoma Groundwater Protection District (STGPD) Code Update.

B. SUMMARY OF PROPOSED AMENDMENTS

Project Summary	
Location and Size of Area:	The South Tacoma Groundwater Protect District is approximately 7,658 acres of land area between S. 19 th Street to the North and City Limits to the South, and Orchard Street to the West and an Eastern boundary that generally follows S. Yakima and S. Alaska Streets, encompassing the South Tacoma Aquifer.
Current Land Use and Zoning:	The area includes a mix of land uses and zoning, including a Regional Growth Center, a Manufacturing and Industrial Center, Major Institutional Campuses, two Mixed-Use Centers and other residential and commercial districts.
Neighborhood Council Area:	While the South Tacoma Groundwater Protection District is primarily located within the South Tacoma Neighborhood Council Area, it also includes portions of the Central and South End Neighborhood Council Areas as well.
Project Proposal:	<p>The proposal includes:</p> <ul style="list-style-type: none"> • Prohibition of additional high impact land uses including underground storage tanks and metal recycling/auto wrecking facilities • Improvements to enforcement and monitoring provisions • Defining the timing and frequency of future code review and updates (also known as a Periodic Update) • Evaluating the location of the STGPD code within the municipal code and exploring options for potential relocation • Enhancing integration between the STGPD Overlay Zone and the Critical Areas Preservation Ordinance (TMC 13.11) • Reviewing infiltration policy and stormwater treatment best management practices (BMPs) • Updating maps of the STGPD Overlay Zone and Critical Aquifer Recharge Areas • Improving landscaping and tree canopy standards for industrial zones in STGPD, South Tacoma Manufacturing and Industrial Center (STMIC), and Tacoma Mall Regional Growth Center (RGC) • Strengthening inter-departmental coordination related to permitting and land use amendments

C. BACKGROUND:

Established in 1988 by Ordinance No. 24083, the STGPD is an overlay zoning district created in response to area's high vulnerability to contamination of the underlying aquifer system.

The original ordinance introduced regulations related to land use, stormwater infiltration, and the handling, storage and disposal of hazardous substances. It also established technical standards, identified prohibited uses, and created enforcement provisions.

Notably, the STGPD was established before the development of state requirements related to CARAs under the Growth Management Act (GMA), which requires cities to identify and protect critical areas, including CARAs, to prevent harm to public health and natural resources.

The City is currently updating Tacoma Municipal Code (TMC) Section 13.06.070.D, which contains the primary regulations for the South Tacoma Groundwater Protection District. In addition, updates are being made to other sections of the code, TMC 13.06.040.J, 13.06.060, 13.06.090.B, and 13.06.090.J, to revise landscaping, tree canopy, and lot coverage standards that apply across various zoning districts. These changes are consistent with the updated STGPD Work Plan.

D. 2021-2022: PROJECT INITIATION

In March 2021, the South Tacoma Neighborhood Council (STNC) submitted an application during the 2022 Comprehensive Plan Amendment cycle, seeking to:

- a) Update the One Tacoma Plan and the TMC applicable to the STGPD and the aquifer recharge areas to address environmental and health risks and further prioritize protection of the STGPD; and
- b) Transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone (EGZ) that fosters environmentally sustainable industry specifically within South Tacoma, above and near this water source.

The Planning Commission conducted an assessment of the STNC's application and considered public comments received through a public scoping hearing in June 2021, and made a determination in July 2021 to move the application forward for technical analysis following a phased approach:

- **Phase 1A: Work Plan (2022)** – Develop a STGPD Code Update Work Plan during the 2022 Amendment cycle. (*Adopted via [Amended Substitute Resolution No. 40985](#) on June 28, 2022*)
- **Phase 1B: STGPD Code Amendments (2023–2025)** – Update TMC 13.06.070.D pertaining to STGPD based on the adopted work plan.
- **Phase 2: Creation of an Economic Green Zone (EGZ)** – Explore establishing an EGZ to attract green industry to the City's manufacturing/industrial centers, aligning with the 2030 Climate Action Plan and Climate Adaptation Strategy (*[Resolution No. 40878](#), November 30, 2021*), pending budget and staffing requests to the City Council.

The Planning Commission forwarded its recommendations to the City Council in May 2022, supporting adoption of the STGPD Work Plan and encouraging the Council to consider a moratorium on future developments during the code amendment process to prevent pre-emptive land use decisions.

E. 2022: STGPD WORK PLAN

In June 2022, the City Council adopted [Amended Substitute Resolution No. 40985](#), which:

- Approved the STGPD Code Update Work Plan; and
- Directed the Planning Commission to consider whether a moratorium on heavy industrial uses and hazardous material storage in the STGPD was warranted during the code update process.

F. 2022–2025: STGPD MORATORIUM

Following public review and technical analysis, the Planning Commission submitted its findings on August 17, 2022, recommending a targeted moratorium on certain high impact uses within the STGPD. The Commission determined that a broad, blanket moratorium could result in disproportionate and

inequitable impacts to diverse industrial and small businesses. Instead, it recommended temporary restrictions on the following uses:

- Underground storage tanks
- Metal recycling/auto wrecking
- Vehicle service and repair (later removed by IPS)
- Vehicle service and repair – industrial (later removed by IPS)

The IPS Committee reviewed the [Commission's recommendations](#) and opted to narrow the moratorium's scope, citing insufficient risk to groundwater resources from vehicle service and repair uses. The Committee also emphasized the importance of allowing reasonable improvements to existing facilities that would reduce environmental risks, even if those improvements involve limited expansions.

City Council Adoption

On March 7, 2023, the City Council adopted [Ordinance No. 28872](#), enacting a one-year moratorium (effective March 20, 2023) on:

- Underground storage tanks
- Metal recycling/auto wrecking

The moratorium has since been extended three times:

- March 5, 2024 – Extended via [Ordinance No. 28958](#)
- August 27, 2024 – Extended via [Ordinance No. 28977](#)
- February 25, 2025 – Extended via [Ordinance No. 29020](#) (expires: September 20, 2025)

G. 2023: STGPD UPDATED WORK PLAN

Following the initial STGPD Work Plan adopted by the City Council in June 2022, the Planning Commission updated the Work Plan on December 20, 2023. This [Updated Work Plan](#) reflects a more comprehensive and forward-looking approach to groundwater protection. This expansion of scope was driven by substantial community input, emerging research, and newly available resources.

The Updated Work Plan broadened the scope of the STGPD Code Update to include additional policy and technical areas such as landscaping and tree canopy standards, impervious surface standards, a Health Impact Assessment (HIA), integration with the Critical Areas Ordinance, and potential refinements to STGPD boundaries.

The full scope of work includes:

- Prohibition of additional high impact land uses including underground storage tanks and metal recycling/auto wrecking facilities
- Improvements to enforcement and monitoring provisions
- Defining the timing and frequency of future code review and updates (also known as a Periodic Update)
- Evaluating the location of the STGPD code within the municipal code and exploring options for potential relocation
- Enhancing integration between the STGPD Overlay Zone and the Critical Areas Preservation Ordinance (TMC 13.11)
- Reviewing infiltration policy and stormwater treatment best management practices (BMPs)
- Impervious surface standards

- Updating maps of the STGPD Overlay Zone and Critical Aquifer Recharge Areas
- Improving landscaping and tree canopy standards for industrial zones in STGPD, South Tacoma Manufacturing and Industrial Center (STMIC), and Tacoma Mall Regional Growth Center (RGC)
- Improving general program awareness
- Conducting Health Impact Assessment (HIA) for the STGPD Overlay Zone
- Strengthening inter-departmental coordination related to permitting and land use amendments

H. FINDINGS OF FACT: PLANNING MANDATES FOR CRITICAL AQUIFER RECHARGE AREAS

The STGPD Code Update is guided by a comprehensive set of legal requirements and policy directives from the state, regional, and local levels. These mandates ensure that Tacoma maintains protective measures for critical aquifer recharge areas and continues to plan for environmental protection, public health, and equitable outcomes for those who live or work in Tacoma.

State Mandates

Washington's Growth Management Act (GMA) requires all counties and cities planning under the Act to designate and protect critical areas, including areas with a critical recharging effect on aquifers used for potable water known as critical aquifer recharge areas (CARAs), under [RCW 36.70A.170](#). The STGPD is Tacoma's designated CARA and is therefore subject to regulatory protections under the GMA.

Cities must also base their regulations on the Best Available Science ([RCW 36.70A.172](#)) and give special consideration to measures that preserve or enhance water quality. This standard guided the development of the [STGPD Technical Memorandum](#), which provides the technical foundation for the STGPD code update.

Several Washington Administrative Code (WAC) provisions directly shape the approach local governments must take when updating protections for CARAs:

- Per [WAC 365-190-100](#), cities and counties must classify and designate CARAs based on the area's susceptibility to contamination and its importance as a drinking water source. This regulation requires jurisdictions to assess both the hydrogeologic vulnerability of the aquifer and the potential for contamination from land uses. The WAC also provides examples of areas that should be considered for CARA designation, such as sole source aquifers, wellhead protection zones, and areas with high infiltration potential. Jurisdictions must use this analysis to inform land use policies and adopt appropriate development regulations, such as prohibiting high impact uses, applying performance standards, or implementing BMPs, to minimize the risk of degrading groundwater quality and ensure the long-term sustainability of drinking water supplies.

The STGPD Code Update reflects these requirements by applying a tiered protection approach based on the Time of Travel (TOT) zones within designated wellhead protection areas. Areas identified as having greater vulnerability—such as 1 year TOT zone—are subject to stricter standards, including a broader list of prohibited high impact uses, to reduce the risk of groundwater contamination and safeguard Central Pierce County Sole Source Aquifer. (SSA)

- Per [WAC 365-196-485](#), jurisdictions must protect critical aquifer recharge areas by integrating best available science into comprehensive plans and development regulations, including managing land uses and stormwater to prevent contamination of public water supplies.

The STGPD Code Update reflects these requirements by applying tiered protections in wellhead zones, requiring soil assessments before stormwater infiltration, and requiring infiltration where it does not risk contamination to ensure aquifer recharge. Additionally, the update proposes enhanced landscaping standards and increased lot coverage limits to improve stormwater management and support natural recharge processes.

- [WAC 246-290-135](#), this regulation applies directly to STGPD by requiring water system purveyors using groundwater sources to develop and implement a Wellhead Protection Program (WHPP) as part of their water system plans. The WHPP must include a susceptibility assessment and delineation of Wellhead Protection Areas (WHPAs) around each well, wellfield, or spring, marking time-of-travel boundaries at 6 months, 1, 5, and 10 years to help safeguard groundwater quality. Additionally, the WHPP requires a comprehensive inventory of potential contamination sources, documentation of notification to owners/operators and regulatory agencies, coordination with local emergency responders, and a contingency plan to address supply interruptions due to contamination. These measures collectively ensure the protection of critical aquifer recharge areas within the STGPD.

The South Tacoma Aquifer is also a federally designated Sole Source Aquifer under the Safe Drinking Water Act, which adds additional scrutiny to activities that could impair its quality, particularly those involving federal funding or permitting.

Regional Framework: PSRC VISION 2050

The Puget Sound Regional Council (PSRC) coordinates long-range planning efforts in the region and sets Multicounty Planning Policies (MPPs) that local governments must implement through comprehensive plans and development regulations. The STGPD update supports the following Vision 2050 goals:

- MPP-EN-3, EN-4, EN-17: Protect and enhance air and water quality
- MPP-EN 9: Enhance urban tree canopy to mitigate urban heat and manage stormwater
- MPP-EN-6: Use BAS to protect critical areas and natural resources
- MPP-CC-8, CC-9: Reduce risks and vulnerabilities to climate change impacts on drinking water
- MPP-PS-23 through PS-25: Protect and manage drinking water systems for long-term supply and quality

The proposed STGPD amendments align with these goals through a science-based, risk-informed approach focused on land use, stormwater management, landscaping and tree canopy coverage and enforcement.

One Tacoma Plan – Relevant Goals and Policies

The proposed STGPD Code Update also aligns with the policies of the City's Comprehensive Plan, One Tacoma, particularly as required by [WAC 365-196-485](#). As the 2025 update to the One Tacoma Plan is currently under review, the 2015 adopted plan is used as the consistency standard.

Environmental Policies:

- Goal EN-3: Ensure that all Tacomans have access to clean air and water, can experience nature in their daily lives and benefit from development that is designed to lessen the impacts of natural hazards and environmental contamination and degradation, now and in the future
- Policy EN-1.17 Assess and review the best available science for managing critical areas and develop regulations that reflect Tacoma's obligation to accommodate urban-level densities under the Growth Management Act.
- Policy EN-3.6: Limit impervious surfaces in critical areas

- Policy EN–3.8: Manage the quality and quantity of stormwater to protect public health and aquatic systems
- Policy EN–3.23: Encourage stormwater infiltration to recharge aquifers
- Policy EN–3.26: Prevent groundwater contamination via performance standards
- Policy EN–3.27: Support long-term groundwater quality monitoring
- Policy EN–3.28: Protect groundwater used for public water supplies

Design and Development Policies:

- Policy DD–7.5: Encourage site designs that efficiently manage stormwater
- Policies DD–9.2 to DD–9.6: Manage impacts from industrial uses on adjacent land and critical areas
- Policy DD–12.1: Promote development that enhances environmental health & ecosystem services such as pollutant reduction, carbon sequestration, air cooling, water filtration, or reduction of stormwater runoff

Economic Development Policies:

- Policy EC–1.1: Strive to capture 46% of urban Pierce County’s employment growth by 2040
- Policy EC–1.2: Ensure sufficient zoning and development capacity to accommodate the 2040 employment growth allocations
- Policy EC–2.2: Encourage investment in, and alignment of, public efforts to reduce racial, gender, ethnic, and disability-related disparities in income and employment opportunity
- Policy EC–4.2: Promote a culture throughout the City organization that continuously improves the quality, predictability, timeliness, and cost of the development process
- Policy EC–6.20: Strictly limit Comprehensive Plan Map amendments that convert industrial land and consider whether such changes could diminish the competitiveness or viability of prime industrial areas
- Policy EC–6.22: Maintain properties currently developed with industrial uses and strive to offset reductions in development capacity by identifying additional prime industrial land with comparable characteristics

The STGPD Code Update directly supports One Tacoma policies on:

- **Public health protection**, by preventing groundwater contamination and safeguarding drinking water sources through prohibiting high impact uses and adding landscaping and tree canopy standards.
- **Groundwater and stormwater management**, by requiring soil assessments before allowing infiltration, encouraging infiltration when possible, increasing landscaping and tree canopy coverage, and limiting impervious surfaces through lot coverage standards
- **Protection of industrial land and support for employment growth**, by ensuring zoning regulations maintain the viability of industrial areas within the STGPD.

I. FINDINGS OF FACT: STGPD TECHNICAL MEMORANDUM

As part of the Integrated Resource Plan (IRP) update, the City initiated a BAS study to evaluate the STGPD code. The study, conducted by HDR, included a review of current STGPD code and infiltration policy, comparison with state requirements, analysis of high impact uses and impervious surface standards, and review of the CARA regulations in peer jurisdictions. It also assessed alignment with other City and public health initiatives. The resulting technical memorandum identified regulatory gaps and provided recommendations that informed the STGPD code update.

- [STGPD Technical Memorandum](#)

J. FINDINGS OF FACT: ENVIRONMENTAL REVIEW

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) on the STGPD Code update was issued on May 28, 2025 (SEPA File Number LU25-0118), based upon a review of an environmental checklist. The DNS and the environmental checklist were: (1) distributed to agencies and individuals identified on the City's list of SEPA Review Stakeholders; (2) reviewed by the State Department of Ecology (SEPA Record Number 202502223) and published on May 28, 2025 for public review.

- [STGPD Code Update Determination of Environmental Nonsignificance](#)

K. FINDINGS OF FACT: CONSULTATION WITH THE PUYALLUP TRIBE OF INDIANS

There are no known proposals included in the draft STGPD code that would adversely impact the Puyallup Land Claims Settlement of 1990. A letter of consultation was sent to Chairman Bill Sterud of the Puyallup Tribe of Indians, and directors of planning and natural resources, on April 22, 2025, seeking their feedback on the draft STGPD code. No comments were received.

L. FINDINGS OF FACT: PUBLIC NOTIFICATION AND INVOLVEMENT

Extensive engagement was conducted to ensure the STGPD code update is informed by broad community input, technical expertise, and alignment with citywide goals. Outreach has targeted residents, businesses, and partner agencies, with a focus on accessibility, transparency, and community relevance.

Between early 2024 and spring 2025, the City participated in a range of public events and forums to share information, gather feedback, and answer questions about the STGPD and its connection to public health, environmental protection, and land use policy. These events included:

- **Spotlight on South Tacoma Series (January–March 2024):** Neighborhood-focused outreach that elevated local concerns and surfaced early feedback on groundwater protection.
- **Sustainability Expos (April 13, 2024 & April 26, 2025):** Opportunities to connect with hundreds of community members around sustainability, water protection, and environmental health.
- **Día de los Niños / Eastside Mini-Olympic Games (May 4, 2024)**
- **Nine One Tacoma Visioning Workshops (May–June 2024) and Four One Tacoma Workshops (February–March 2025):** Broader comprehensive planning events where groundwater protection and the STGPD code update were discussed alongside citywide planning goals.
- **Ocean Fest (August 2024)**
- **South Tacoma Neighborhood Plan Steering Committee (August 22, 2024):** Focused dialogue on community priorities, including landscaping and tree canopy standards and land use compatibility.
- **Tacoma Permit Advisory Group (September 18, 2024) and South Tacoma Business District Association (September 19, 2024):** Targeted engagement with development, permitting and business stakeholders.
- **Community Informational Meeting at STAR Center (May 15, 2025):** A focused public meeting providing an overview of the STGPD code update, best available science, and ways to provide feedback on the draft code.

- The **South Tacoma Neighborhood Council**, as the original applicant for the code amendment, was regularly informed and engaged throughout the process. Their input helped shape the initial work plan and direction of the STGPD Code Update.

Two advisory groups were also convened to provide focused guidance:

- **STGPD Health Impact Assessment (HIA) Advisory Group:** formed by the Tacoma-Pierce County Health Department, brought together nine representatives from the public, businesses, and the STNC to ensure the HIA reflected community health priorities. This group met five times between July 2024 and March 2025.
- **Tacoma Water Integrated Resource Plan (IRP) Public Advisory Committee:** Established to support the IRP update, this committee included representatives from local jurisdictions, the Washington State Department of Health, and a member of the STNC. This committee met five times between May 2024 and January 2025 to provide technical input on water supply and demand with consideration of future climate risks.

Feedback gathered across these engagement efforts played a significant role in shaping the STGPD code update, particularly in identifying high impact uses and refining strategies to better protect South Tacoma’s groundwater resources.

Planning Commission Public Hearing:

The Planning Commission conducted a Public Hearing on the draft STGPD code on May 21, 2025. City staff held one in-person informational event during the public comment period that led up to the Public Hearing date for community members to learn about the draft code and prepare to provide comments.

12 people attended these events with 20 public comments provided by community members, business owners and partner agencies. Comments were shared with Planning Commissioners in the information packet and through a debrief presentation on June 4, 2025, which are public on the Planning Commission webpage.

- [June 4, 2025 Planning Commission Packet](#)

Community members were notified of the availability of the draft STGPD code, the public hearing as well as the informational meeting through broad notice methods and communications, including:

- **Public Notices:** The City mailed a postcard notice to about 25,000 addresses of residents and property owners within the STGPD during the week of April 21, 2025. This included the date for the Public Hearing as well as information on the informational event and instructions on how to leave comments during the Public Comment period. The notice was also e-mailed to more than 860 individuals on the Planning Commission’s interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.
- **Informational Event:** Thursday, May 15: STAR Center 3873 S 66th St, Tacoma, WA
- **News:** The City of Tacoma issued a News Release on April 21, 2025. A legal notice concerning the public hearing and informational meeting was placed in The News Tribune on May 2, 2025.
- **Web/Social Media:** The City provided extensive information on the [South Tacoma Groundwater Protection District code update project webpage](#), including information on the informational event and public hearing and comment period. Public Hearing Notice and regular updates were distributed through City and Tacoma Planning social media accounts and displayed on City webpages and banners. Additionally, event listings for each One Tacoma

workshop, informational event and public hearing were created and shared on the City of Tacoma and Planning Tacoma social media accounts.

- **60-Day Notices:** A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was filed with the State Department of Commerce (per RCW 36.70A.106) on April 22, 2025. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on April 22, 2025, asking for comments within 60 days of receipt of the notice.
- **TV Tacoma, Tacoma Public Libraries and other public locations:** A notice with information on the informational event and public hearing and comment period was posted on TV Tacoma on April 23, 2025. Notices also were posted at the Tacoma public libraries as well as other public locations on April 30, 2025.

M. FINDINGS OF FACT: COMMENTS AND RESPONSES

The Planning Commission opened a public comment period from April 16 through May 23, 2025, in advance of the public hearing held on May 21, 2025. Comments were received both in writing and through verbal testimony at the hearing, representing a wide range of perspectives from residents, businesses, and advocacy groups. The following themes emerged:

- **High Impact Use Standards:** Some commenters supported stronger regulation of high impact uses, including prohibiting underground and aboveground storage tanks (USTs/ASTs), fertilizers, pesticides, and septic systems. Others voiced concern that expanding prohibitions could harm existing businesses and the local economy.
- **STGPD Infiltration Policy:** Comments questioned the enforceability of the current infiltration policy and whether it should be codified. Some recommended treating all hard surfaces as pollution-generating to better safeguard groundwater quality.
- **Impervious Surface Standards:** Multiple comments pointed to the lack of specific impervious surface limits in the draft code and called for clearer standards. There was also concern about the impacts of large developments such as Bridge Industrial project on the groundwater resources.
- **Enforcement:** Several commenters felt the proposed stop work/stop use provision was too broad. Others emphasized the need for improved coordination between departments and agencies to support enforcement.
- **Public Outreach:** A few commenters indicated they had not been aware of the code update or felt outreach had been limited.

N. FINDINGS OF FACT: PLANNING COMMISSION REVIEW

The Planning Commission conducted reviews of the STGPD Code Update at the following meetings, with key decision points and milestones boldfaced:

- **2021-2022:** The Commission reviewed and recommended an overall work plan for the South Tacoma Groundwater Protection District (STGPD).
- **2022-2023:** The Commission, followed by the City Council, considered and adopted a moratorium on certain high impact uses within the STGPD.
- **June 21, 2023:** Staff provided an update to the Commission on the overall scope of work, amended following the adoption of the moratorium.
- **October 4, 2023:** Staff presented an initial comparison of critical aquifer recharge standards across Pierce County jurisdictions that have jurisdiction within the South Tacoma Aquifer, focusing on impervious surface standards, landscaping requirements, and high impact uses.

- **December 20, 2023:** The Commission updated the adopted STGPD Work Plan based on the public comments gathered during the moratorium process.
- **August 7, 2024:** Staff presented information on landscaping and tree canopy standards for both the Tacoma Mall Subarea and the South Tacoma Manufacturing and Industrial Center (STMIC).
- **April 2, 2025:** Review of Best Available Science (BAS) and public input from the One Tacoma Workshops (cancelled).
- **April 16, 2025:** Staff provided an overview of the draft STGPD code, highlighting how it incorporates and responds to the key focus areas identified in the STGPD Updated Work Plan.
- **May 7, 2025:** Staff from the Tacoma Pierce County Health Department presented findings and policy recommendations from the STGPD Health Impact Assessment (HIA).
- **May 21, 2025:** Conducted public hearing on the draft STGPD code.
- **June 4, 2025:** Debriefed the public comment on the draft STGPD code and received direction from the Planning Commission
- **June 18, 2025:** Reviewed and finalized proposed amendments to the draft STGPD code and voted to recommend the draft STGPD code for City Council consideration.

O. CONCLUSIONS:

In drawing its conclusions on the STGPD code update the Planning Commission considered the following criteria based on TMC 13.02.070.H.1 Comprehensive Plan Amendment Procedures and TMC 13.05.030 Zoning and Land Use Regulatory Code Amendment Procedures:

- Whether the proposed amendment will benefit the City as a whole, will not adversely affect the City's public facilities and services, and bears a reasonable relationship to the public health, safety, and welfare; and
- Whether the proposed amendment conforms to applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan.

Conclusion:

1. The draft STGPD code has been prepared in accordance with the requirements of the Growth Management Act (GMA), including the protection of Critical Aquifer Recharge Areas (CARAs) and the use of Best Available Science (BAS) to inform regulatory updates.
2. The draft STGPD code complies with [WAC 365-190-100](#) by applying a tiered protection approach based on the Time of Travel (TOT) zones within designated wellhead protection areas. Areas identified as having greater vulnerability —such as the 1-year TOT zone—are subject to stricter standards, including a broader list of prohibited high impact uses, to reduce the risk of groundwater contamination and safeguard the Central Pierce County Sole Source Aquifer (SSA).
3. The draft STGPD code complies with [WAC 365-196-485](#) by applying tiered protections in wellhead zones, requiring soil assessments before stormwater infiltration, and allowing infiltration where it does not pose a contamination risk, to ensure aquifer recharge. Additionally, the update proposes enhanced landscaping standards and increased lot coverage limits to improve stormwater management and support natural recharge processes.
4. The draft STGPD code is in alignment with VISION 2050 through a science-based, risk-informed approach focused on land use, stormwater management, landscaping and tree canopy coverage, and enforcement.

5. The draft STGPD code supports key goals and policies of the One Tacoma Comprehensive Plan by:
 - Protecting public health through the prevention of groundwater contamination and the enhancement of landscaping and tree canopy standards.
 - Managing stormwater via soil assessments, infiltration requirements, and increasing landscaping and tree canopy coverage, and limiting impervious surfaces through lot coverage standards.
 - Supporting industrial land preservation and employment growth through zoning strategies that maintain industrial viability.
6. The draft STGPD code addresses key concerns raised during the moratorium process, particularly the risks associated with underground storage tanks and metal recycling/auto wrecking facilities. As such, the Commission finds no further need to extend the moratorium following adoption of the code.
7. The Planning Commission concludes that the draft STGPD code advances Tacoma's commitment to environmental stewardship, public health protection, and land use compatibility through science-based, community-informed policy.

P. RECOMMENDATIONS

1. The Planning Commission recommends the adoption of the South Tacoma Groundwater Protection District code amendments, as proposed in Exhibit A.
2. The Planning Commission recommends that the City Council give greater consideration to the following actions that could enhance groundwater protection in addition to the current regulatory amendments to TMC 13.06.070.D:
 - a. Support and prioritize the remediation of contaminated sites within the STGPD to restore ecological function and reduce potential contamination sources. Coordinate with partner agencies, such as the Tacoma-Pierce County Health Department, to seek funding for area-wide and site assessments and remediation actions that could accelerate cleanup of these sites.
 - b. Consider renaming the STGPD overlay zone to more clearly reflect the aquifer's role as a citywide drinking water resource, potentially increasing public awareness and support.
 - c. Reinforce infiltration as the preferred method of stormwater management within aquifer recharge areas. In future updates to the Stormwater Management Manual the City Council should ensure more stringent application of infiltration and low impact development Best Management Practices in the STGPD and explore more prescriptive infiltration requirements where feasible based on site conditions.
 - d. Incorporate watershed-level considerations into future updates of the Stormwater Management Manual and to support the hydrologic and ecological health of Flett Creek and its watershed.
 - e. Pursue ongoing coordination with regional partners and jurisdictions within the Central Pierce County Sole Source Aquifer area to develop consistent Critical Aquifer Recharge Area protections.
 - f. Ensure future updates continue to reflect health equity priorities identified in the Health Impact Assessment and actively address disparate health outcomes linked to environmental exposures.
3. The Planning Commission recommends that broader standards be considered for incorporation into the Critical Areas Preservation Ordinance (CAPO) update for the full critical aquifer recharge area.

Q. ATTACHMENT:

- Exhibit A: Draft Code - 13.06.070.D South Tacoma Groundwater Protection District
- Exhibit B: Draft Code - 13.06.040.J Tacoma Mall Neighborhood Regional Growth Center
- Exhibit C: Draft Code - 13.06.060 Industrial Districts
- Exhibit D: Draft Code - 13.06.090 Site Development Standards

Exhibit A

Tacoma Municipal Code - Chapter 13.06

* * *

13.06.070 Overlay Districts.

* * *

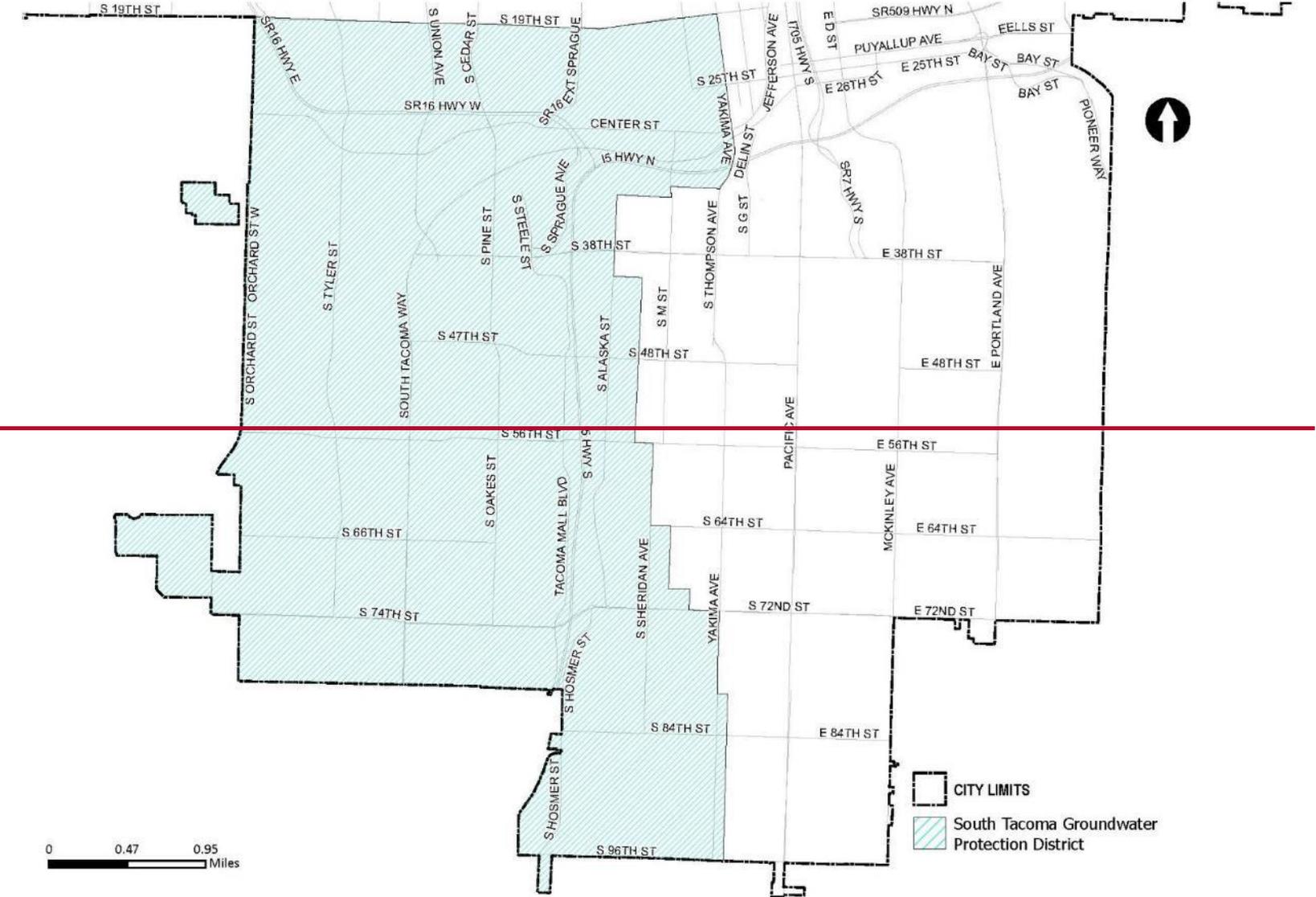
D. South Tacoma Groundwater Protection District (STGPD).

1. Applicability.

- a. The mandates of this chapter shall apply to new and existing developments and facilities, and to the alteration and/or expansion of existing uses, when such uses are listed in the “High Impact Use Table” and are located within the South Tacoma Groundwater Protection District (“STGPD”). ~~as defined herein.~~
- b. All property within the ~~South Tacoma Groundwater Protection District~~ STGPD, as defined in Section 13.0106.090070(D)(27), shall comply with the requirements of this chapter, the zoning requirements of the ~~South Tacoma Groundwater Protection District~~ STGPD, and any additional requirements of the zoning district where the property is presently located or may be located in the future. As an overlay district, STGPD regulations shall apply in addition to other city regulations, and i~~n the event of conflict with other regulations, the provisions of this chapter~~ the stricter provisions shall control.

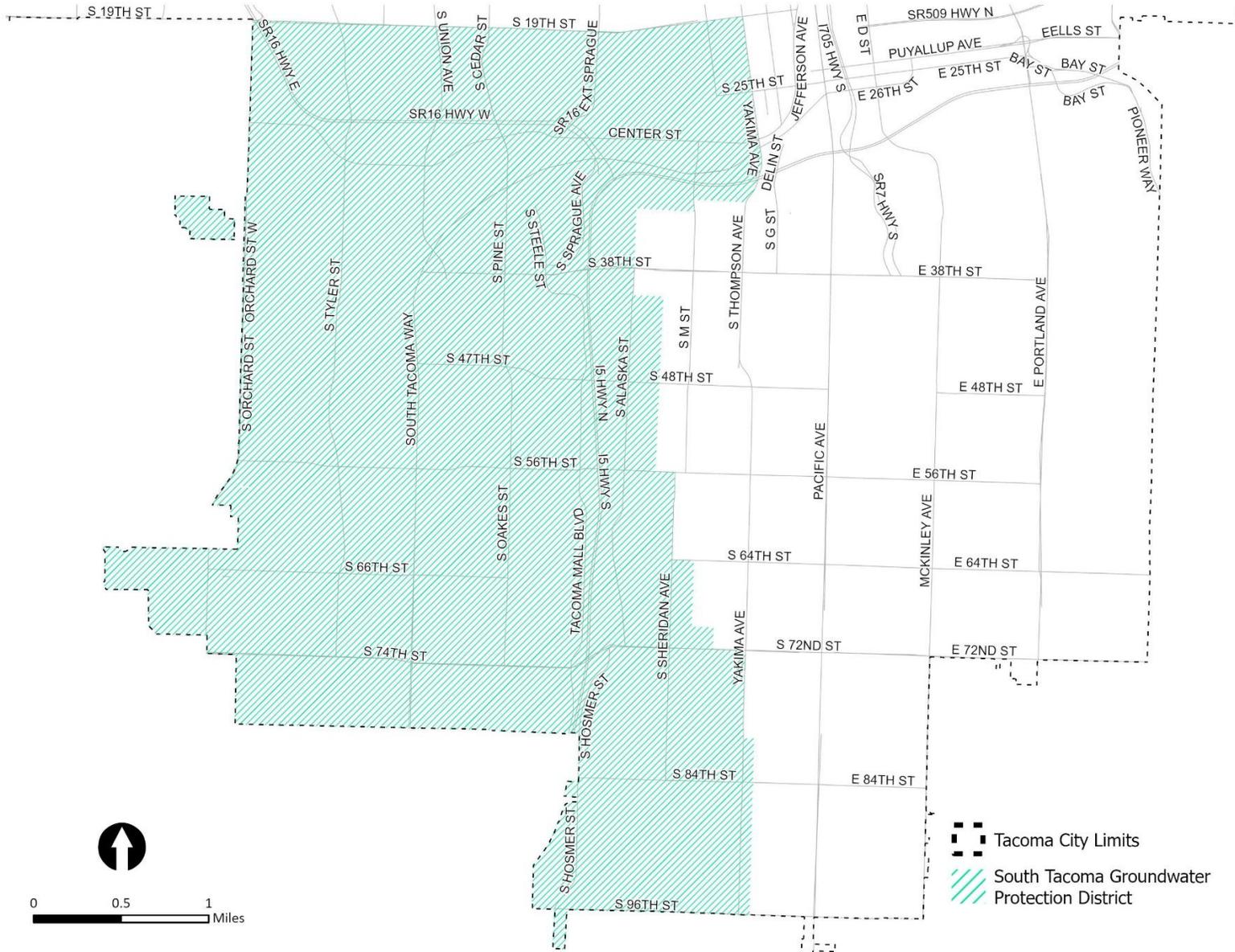
c. Map.

City of Tacoma | Planning and Development Services
South Tacoma Groundwater Protection District (STGPD)



Revised Date: 1/6/2023

City of Tacoma | Planning and Development Services
South Tacoma Groundwater Protection District (STGPD)



Revised Date: 1/30/2025

2. Background, purpose, and intent.

The Growth Management Act (GMA) mandates the designation and protection of critical areas to prevent harm to the community from natural hazards and to preserve natural resources. Per RCW 36.70A.30 (11), there are five types of critical areas, including Critical Aquifer Recharge Areas (CARAs).

CARAs are defined under WAC 365-190-100 as areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge. Section 13.01.110A of TMC, defines CARAs as areas that, due to the presence of certain soils, geology, and surface water act to recharge groundwater by percolation.

The South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. It may supply as much as ~~50~~40 percent of the City's total water demand during periods of peak summer usage. For future growth, supplemental supply, and emergency response, this resource will continue to be extremely important to the City of Tacoma.

The accidental or improper release of hazardous substances through spillage, leaks, or discharges from local industry has ~~It has been identified as found and determined that~~ a major cause of historical groundwater contamination in the South Tacoma aquifer system ~~is from accidental or improper release of hazardous substances from spillage, leaks, or discharges from local industry. Due to the large number of potential sources of toxic and hazardous substances within the area which recharges the aquifer system and the possibility of further contamination, the~~ In response, the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District in 1988, ~~due to the large number of potential contamination sources and hazardous substances within the aquifer recharge system and the possibility of further contamination.~~

The ~~South Tacoma Groundwater Protection District~~STGPD is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety by preserving and maintaining the existing groundwater supply. This increased level of protection will ~~for current and potential users and to~~ protect the City of Tacoma from costs which might be incurred if unsuitable high impact land uses were to reduce either the quality or quantity of this important public water supply source.

~~It is the intent of~~ This chapter intends to establish ~~orderly~~ procedures that reduce ~~the~~ risks to public health and safety, as well as impacts and to the ~~existing~~ groundwater supply. These procedures shall ensure that within the ~~South Tacoma Groundwater Protection District~~ STGPD, properties that have stormwater infiltration facilities and properties that store hazardous substances meet appropriate performance standards, and those properties are properly maintained, inspected, and tested when necessary.

3. Declaration of policy.

In order for the City of Tacoma to maintain its groundwater resources within the ~~South Tacoma Groundwater Protection District~~ STGPD as near as reasonably possible to their natural condition of purity, it is the policy of the City of Tacoma to establish strict performance standards which will reduce or eliminate threats to this resource from improper handling, storage, and disposal of hazardous substances by businesses. The City of Tacoma shall require the use of all practical methods and procedures for protecting groundwater, while encouraging appropriate commercial and industrial uses to locate and conduct business within the ~~South Tacoma Groundwater Protection District~~ STGPD. The Tacoma-Pierce County Health Department (“TPCHD”) ~~will~~ shall be responsible for implementing the ~~South Tacoma Groundwater Protection District~~ STGPD regulations established in TMC 13.06.070(D). Tacoma Planning and Development Services shall not make changes or amendments to TMC 13.06.070(D) without documented coordination with TPCHD and Tacoma Water. The Tacoma-Pierce County Board of Health may adopt regulations consistent with this section. It is recommended that the TPCHD work cooperatively through education with owners and operators of regulated facilities to voluntarily reach compliance before initiating penalties or other enforcement action.

4. General provisions.

a. District Designated (Location).

The STGPD is part of Central Pierce County Sole-Source Aquifer. For the purposes of this chapter and to carry out these regulations, the boundaries of the ~~South Tacoma Groundwater Protection District~~ STGPD are delineated on ~~the~~ a map referenced in Section 13.06.070(D)(1)(c). The Planning and Development Services shall maintain this map. The boundaries may be updated and supplemented as necessary to reflect the best available science, development, and zoning changes. The City of Tacoma and the Planning and Development Services shall review the STGPD boundaries at least every ten years to ensure accuracy and relevance. ~~., and accompanying legal descriptions now or hereafter updated and supplemented, which are made part hereof by this reference. Planning and Development Services shall maintain this map. Note: Copies of the map are available from Planning and Development Services. The boundaries of the South Tacoma Groundwater Protection District will be reviewed by the Department and the City of Tacoma not less frequently than every ten years to account for best available science, development, and zoning changes.~~ The physical boundaries of the ~~South Tacoma Groundwater Protection District~~ STGPD are further more particularly described in the General Guidance and Performance Standards.

b. District Designated (~~Environmentally Sensitive Area~~ Critical Area).

Pursuant to RCW 36.70A.030 (11), RCW 36.70A.060 and Ecology’s Chapter 197-11-908 WAC ~~and~~ TMC Section 13.11 ~~2.908~~ of this title, as may be amended from time to time, the area described above is hereby designated as a Critical Area due to its an environmentally (geohydrologically) sensitive area geohydrological sensitivity. .

c. Development and Adoption of Technical Standards.

The TPCHD shall ~~hereafter~~ maintain a document entitled “General Guidance and Performance Standards for the South Tacoma Groundwater Protection District” (hereinafter referred to as the “General Guidance and Performance Standards”). These

standards shall prescribe the minimum acceptable best management practices ~~and design solutions~~ which are consistent with the requirements of this chapter. This document, to the extent that it assists in meeting the purposes and intent of this chapter and ~~TMC Section 13.11 (Critical Areas Preservation Ordinance)~~ the Critical Areas Preservation Ordinance, is incorporated herein as though fully set forth. This document is available from the TPCHD. Periodically, the TPCHD shall review these standards to ~~assure that~~ ensure improvements in technology are considered and that the standards are consistent with this chapter.

d. Application Process:

Facilities that use, store, dispose or otherwise handle hazardous substance(s) and/or have a stormwater infiltration unit on-site, or are not categorically exempt, must complete and submit an STGPD permit application to the TPCHD. Application forms shall contain information prescribed by the TPCHD.

~~d. Permits.~~

~~Applications for permits shall be filed with the TPCHD. Application forms shall contain information prescribed by the TPCHD.~~

e. Fees.

At the time of ~~filing such~~ application submission, the applicant shall pay a fee in an amount sufficient to pay the costs of issuing the permits, ~~and~~ conducting an initial inspection, and one follow-up inspection under this chapter. Fees for permits, permit renewals, and other services rendered under this program shall be included in the TPCHD Department's fee schedule, as approved ~~annually~~ by the Tacoma-Pierce County Board of Health. The approved fee schedule is available from the TPCHD Department.

f. Cost Recovery.

In the event that violations of this chapter require the TPCHD or Planning and Development Services Director to spend more time (including but not limited to repeat inspections, spill response, remedial action plan review, or other enforcement actions) at a regulated facility than anticipated in the permit fee, permit renewal fee, or other properly established fee, the TPCHD may bill ~~such the regulated facility for~~ additional time ~~to the regulated facility~~ at an hourly rate approved ~~annually~~ by the Tacoma-Pierce County Board of Health. ~~Such a~~ The bill shall ~~be accompanied by~~ include a detailed description of the time and activities for which the regulated facility is being billed. Failure to pay cost-recovery bills shall be considered a violation of this chapter.

5. ~~Prohibited~~ High Impact Uses.

~~a. The following "high impact" uses of land shall hereafter be prohibited from locating within the boundaries of the South Tacoma Groundwater Protection District. Exceptions will be considered by Planning and Development Services, in consultation with the TPCHD, only upon conclusive demonstration that the high impact use will result in no greater threat to the groundwater resource than that posed by a compliant nonprohibited use.~~

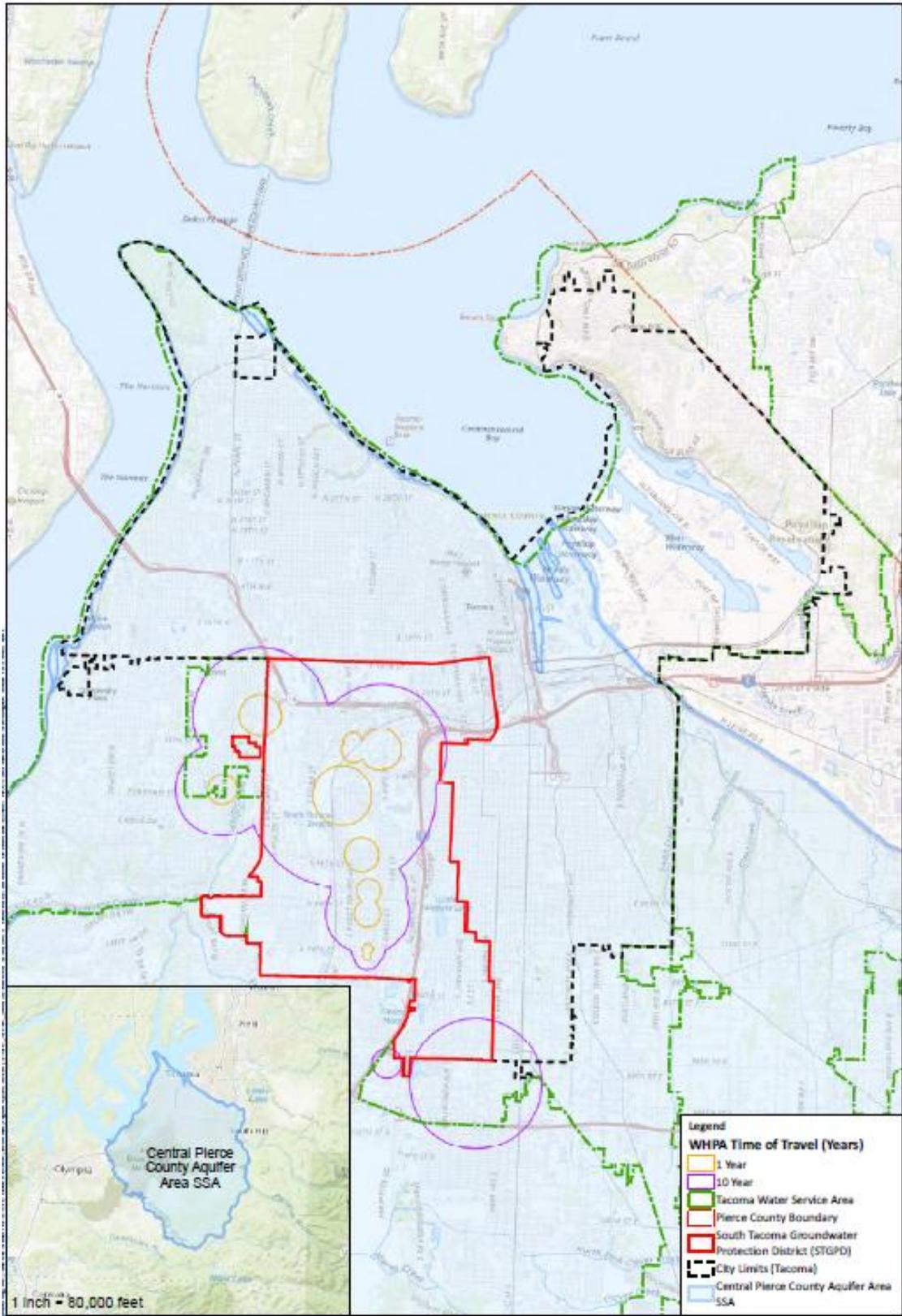
~~(1) Chemical manufacture and reprocessing.~~

- ~~(2) Creosote/asphalt manufacture or treatment.~~
 - ~~(3) Electroplating activities.~~
 - ~~(4) Manufacture of Class 1A or 1B flammable liquids as defined in the Fire Code.~~
 - ~~(5) Petroleum and petroleum products refinery, including reprocessing.~~
 - ~~(6) Wood products preserving.~~
 - ~~(7) Hazardous waste treatment, storage, or disposal facilities. (“Designated Facility” per Ecology’s Chapter 173303 WAC et seq.).~~
 - ~~(8) Underground storage tanks (see e. below).~~
 - ~~(9) Metal recycling/auto wrecking facilities (see e. below).~~
- ~~b. The Director of Planning and Development Services, or designee, shall consult the North American Industry Classification System (“NAICS”) Manual for assistance in reviewing and making use interpretations pursuant to this subsection.~~

Map of Wellhead Protection Areas and Time of Travel Zones

The following map (Figure 1) identifies the boundaries of the STGPD, including the 1-Year and 10-Year Time of Travel Zones and associated Wellhead Protection Areas (WHPAs). This map shall be used in conjunction with the High Impact Use Table to determine use restrictions based on location. The City shall maintain the official GIS version of this map, which may be updated as necessary to reflect best available science and changes to the aquifer system.

Figure 1. STGPD Wellhead Protection Areas and Time of Travel Zones



b. The High Impact Use Table below identifies the new, expanded, or altered land uses and activities that are restricted or prohibited within the STGPD and WHPAs. The table distinguishes between different zones of protection, including the 1-Year and 10-Year Time of Travel Zones within designated WHPAs, and the remaining areas of the STGPD outside those zones. The Director of Planning and Development Services, or designee, shall consult the North American Industry Classification System (“NAICS”) Manual for assistance in reviewing and making use interpretations pursuant to this subsection.

High Impact Use Table abbreviation:

<u>P: Permitted use, subject to STGPD permit and requirements of this title</u>
<u>N: Prohibited use</u>

High Impact Use Table – STGPD

<u>Restricted Uses and Activities¹</u>	<u>Wellhead Protection Areas</u>		
	<u>1-Year Time of Travel Zone</u>	<u>10- Year Time of Travel Zones</u>	<u>Remaining STGPD Area (Outside WHPAs)</u>
<u>Agricultural Uses</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Animal slaughter and fat rendering facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Asphalt plants/cement and concrete plants</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Boat refinishing</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cemeteries and funeral facilities</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Chemical manufacture and reprocessing.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Chemical storage facilities (not include fuel)</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Chemical/hazardous waste reprocessing and disposal</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Coal Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Creosote/asphalt manufacture or treatment.</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Drycleaner facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Electroplating activities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Fire training center</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Greenhouse – commercial/nursery – wholesale/retail</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Hazardous waste treatment, transfer, storage, or disposal facilities including radioactive wastes (“Designated Facility” per Ecology’s Chapter 173-303 WAC et seq.).</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Infiltration of reclaimed water</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Landfill—demolition (inert), municipal sanitary waste, solid waste, wood waste, hazardous waste</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Machine shops, fabricating, metal processing with etchers and chemicals</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Manufacture of Class 1A or 1B flammable liquids as defined in the Fire Code.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mining and quarrying</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Metal recycling/auto wrecking facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pesticide/fertilizer storage facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Petroleum and petroleum products refinery, including reprocessing and petroleum fuel facilities.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pulp and Paper Mill</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Railroad yards-cargo transfer areas</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Sewage lift stations</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Solid waste processing/handling/transferring/recycling</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Storage Tanks – above ground (hazardous substances)</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Storage Tanks – underground (hazardous substances)</u>	<u>N²</u>	<u>N²</u>	<u>N²</u>
<u>Vehicle and boat repair/service/garages/body shops</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Wood products preserving</u>	<u>N</u>	<u>N</u>	<u>N</u>
<p><u>Footnotes:</u></p> <p><u>1. In addition to use restrictions under base zoning, the above uses are subject to additional limitations or prohibitions within the STGPD.</u></p> <p><u>2. USTs are prohibited in all areas of the STGPD. An exception may be granted for USTs associated with Essential Public Facilities, as described in RCW 36.70A.200(1). Such uses require an STGPD Permit.</u></p>			

c. The uses and activities listed in the High Impact Use Table shall not be allowed within the STGPD if Planning and Development Services, in consultation with other qualified experts, determines that the proposed use poses a risk to groundwater quality, consistent with the provisions of this chapter.

d. Pre-existing Nonconforming Uses and Structures

An established use or existing structure that was lawfully permitted prior to adoption of this ordinance, but that does not comply with the provisions of this chapter, may continue subject to TMC Chapter 13.11, Critical Areas Preservation, and Section 13.06.010.L . Continued operation is permitted as long as the use or structure does not result in contamination of the site or the groundwater, as determined by the TPCHD regulations and other applicable environmental regulations and agencies.

ee. The ~~above high impact~~ uses listed in the High Impact Use Table shall ~~should~~ be periodically reviewed and revised, ~~updated, and amended, if needed~~ as appropriate, by Planning and Development Services or its successor agency, in consultation with the TPCHD, Environmental Services, and Tacoma Water. This review shall occur at least once every ten years, in accordance with the Growth Management Act (RCW 36.70A.130) periodic update cycle, using Best Available Science (BAS) in order to take into account to evaluate other potential high impact uses or improvements in technology, pollution control, and management.

ef. Permanent or temporary storage of hazardous substances on sites with pervious surfaces, the disposal of hazardous substances, and the disposal of solid waste is prohibited, unless such discharge or disposal is specifically in accordance with a valid discharge permit, is approved for discharge into the City’s municipal wastewater system

pursuant to Chapter 12.08 of the Tacoma Municipal Code as may be amended ~~from time to time~~ or is conducted in compliance with the requirements of a solid waste handling permit issued by the TPCHD.

~~e. Per Ordinance No. 28872, the establishment of new underground storage tanks and metal recycling/auto wrecking facilities are temporarily prohibited. Expansion of existing underground storage tanks and metal recycling/auto wrecking facilities is prohibited, except insofar as existing uses may conduct normal maintenance, repair, and replacement activities, and may conduct site and facility improvements for the purpose of complying with building code, stormwater management requirements, or other environmental requirements that reduce risks to groundwater resources. (Code Reviser's note: Interim land use regulations effective Mar. 20, 2023, for an initial period of up to one year, per Ord. 28872; six-month extensions were passed per Ord. 28958 and Ord. 28977.)~~

6. Stormwater infiltration.

a. Infiltration shall be considered the preferred method of stormwater management in aquifer recharge areas, provided that the quality of the infiltrated water is sufficient to protect groundwater resources.

b. Infiltration of runoff from non-pollution generating hard or pervious surfaces is not restricted in the STGPD and will continue to be regulated per the requirements of the City of Tacoma's Stormwater Management Manual (SWMM)

~~a.c.~~ Stormwater from pollution-generating surfaces may be allowed to infiltrate under specific circumstances and may be subject to additional treatment and monitoring requirements as described in City Policy ESD17-1, "South Tacoma Groundwater Protection District Infiltration Policy," dated January 9, 2017, or as hereafter amended from time to time. If a property owner proposes to infiltrate and in the opinion of the City of Tacoma Planning and Development Services and Environmental Services, or its successor agency, infiltration would be an appropriate and reasonable stormwater management technique for the site, then ~~City of Tacoma Environmental Services~~, with concurrence of the TPCHD, may approve the stormwater management system subject to construction permit review and approval of a design by a licensed professional engineer.

d. In determining the feasibility of stormwater infiltration, City and TPCHD staff shall consider known soil assessments where available or, where soil assessments have not been conducted, shall require an assessment of soil contaminants to determine the risk to groundwater.

~~b.e.~~ If approved, additional and/or more restrictive design criteria, treatment, monitoring, and permitting requirements may be imposed upon the facilities. A Covenant and Easement Agreement, ~~to allow~~ ing for periodic inspection and/or sampling of a regulated facility, ~~shall will~~ be required for private facilities. Sampling may be performed by Environmental Services, Tacoma ~~Public Utilities Water~~, or the TPCHD. The Covenant and Easement Agreement shall be recorded ~~to on~~ the property title.

~~e.f.~~ Facilities with onsite stormwater infiltration facilities ~~shall will~~ be considered regulated facilities within the ~~South Tacoma Groundwater Protection District~~ STGPD. Such regulated facilities will be permitted and receive inspections by the TPCHD; or Environmental Services, ~~or Tacoma Public Utilities~~ to verify maintenance of the facility,

business practices, ~~or~~ and compliance with other requirements outlined in the General Guidance and Performance Standards.

dg. Existing stormwater infiltration facilities installed before December 31, 2006, shall be exempt from the requirements of this section, except that a change of use or change of ownership shall trigger review and additional requirements, as appropriate.

eh. If ownership or site operations change at a facility with a stormwater infiltration facility, the new operations shall be reviewed by Environmental Services and the TPCHD, or their successor agencies, to ensure continued use of the stormwater infiltration facility does not present a risk to groundwater quality. If continued use of the stormwater infiltration facility is not acceptable under the new operations, a new private stormwater management system and/or public storm system extension and connection may be required to be designed and constructed pursuant to the City of Tacoma Stormwater Management Manual to permit new operations on the site.

7. Permits – Construction, modification, operation, change in use.

a. It is a violation of this chapter for any person to construct, install, substantially modify, or change the use of a facility or regulated facility as defined herein, or part thereof, without a valid permit or authorization issued by or acceptable to the TPCHD. ~~A permit issued for a facility will include appropriate conditions and limitations as may be deemed necessary to implement the requirements of this chapter.~~

b. It is a violation of this chapter for any person to use, cause to be used, maintain, fill, or cause to be filled any facility with a hazardous substance without having registered the facility on forms provided by the TPCHD and without having obtained or maintaining a valid permit issued by the TPCHD to operate such facility or part thereof.

c. No permit or authorization to operate a regulated facility as required herein shall be issued by the TPCHD or shall be satisfactory to the TPCHD unless and until the prospective permittee, at a minimum:

- (1) Provides a listing to the TPCHD of all of the hazardous substances and amounts to be stored, used, or handled at the facility; and
- (2) Demonstrates that the facility complies with all the provisions of this chapter and the standards set forth in the General Guidance and Performance Standards.

d. It is a violation of this chapter for any person in possession of or acting pursuant to a permit or authorization issued to allow or cause another person to act, in any matter contrary to any provision of said permit or authorization.

8. Exemptions.

The following facilities shall be exempt from all provisions of this chapter:

a. Any handling, storing, disposing, or generating of 220 pounds (100 kilograms) or less of a hazardous substance per month or batch unless specifically ruled otherwise by the TPCHD on a case-by-case basis.

b. Farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel and heating oil tanks for non-commercial purposes. Any small quantity of hazardous substances intended solely for personal use.

~~e. Existing on-site tanks of 1,100 gallons or less capacity which store heating oil, motor diesel, or new (non-waste) lubricating oils, subject to documentation that the tank meets the integrity standards contained in the General Guidance and Performance Standards or established by Underwriters Laboratories or another nationally recognized independent testing organization.~~

~~d.c.~~ Gasoline or diesel tanks attached to private or commercial motor vehicles and used directly in the propulsion of that vehicle, including tank trucks in transit.

~~e. All petroleum underground or aboveground storage tanks and/or other containers of 660 gallons or less capacity per tank, or 1,100 gallons total, which are privately stored and intended for personal use.~~

~~f.d.~~ A pipeline facility (including gathering lines) regulated under: (1) the Natural Gas Pipeline Safety Act of 1968 reauthorized in 1996 as the Accountable Pipeline Safety and Partnership Act as may be amended from time to time, or (2) the Hazardous Liquid Pipeline Safety Act of 1979 as may be amended from time to time; or which is an interstate pipeline facility regulated under State laws comparable to the provisions of law referred to in (1) and (2) above.

~~g.e.~~ The City's municipal sewer system, in accordance with Chapter 12.08 of Tacoma Municipal Code as may be amended from time to time.

h. Any municipal solid waste landfill or other regulated solid waste handling activities, when permitted and operated in compliance with Chapter 173- 351 WAC et seq. or 173-350 WAC et seq. as adopted locally by the Tacoma-Pierce County Health Department Board of Health, and as may be amended from time to time.

~~i.f.~~ The application of fertilizer, plant growth retardants and pesticides in accordance with label directions and requirements of the Washington State Department of Agriculture.

~~j. A retail business use, as defined in Section 13.01.090.R, unless otherwise included as a regulated facility.~~

~~k. Any small quantity of hazardous substance intended solely for personal use, unless specifically ruled otherwise by the TPCHD on a case-by-case basis, in accordance with the General Guidance and Performance Standards.~~

g. Septic tank

9. Hazardous substance storage and management.

Owners and operators of regulated facilities shall ~~as applicable~~:

a. Store hazardous substances in ~~a~~ containers s that are is in good condition.

b. Label containers in a manner that adequately identifies the major risk(s) associated with the ir contents ~~of the containers~~. Labels shall not be obscured, removed, or otherwise unreadable.

c. Remove or destroy labels from empty containers ~~that will~~ no longer ~~be~~ used for hazardous substance storage, and label such containers as "Empty" or otherwise provide a clear indication acceptable to the TPCHD that the containers are not useable.

- d. Use ~~a~~ containers s made of, or lined with, materials that will not react with, and are otherwise compatible with ~~r~~; the hazardous substance being stored.
- e. Always have containers closed except when it is necessary to add or remove hazardous substances.
- f. Maintain a minimum 30-inch separation between rows of containers holding hazardous substances and ensure that each ~~a~~-row of drums is no more than two drums deep.
- g. Provide and maintain containment systems for container storage areas that are capable of collecting and holding spills and leaks with sufficient capacity to contain 10 percent of the volume of all containers, or 100 percent of the volume of the largest container, whichever is greater.
- h. Store all hazardous substance containers in a covered area where they will not be degraded by the weather or exposed to stormwater.
- i. At closure of the facility, all hazardous substances ~~and residues~~ must be removed from the containment system. Remaining containers, liners, bases, and soil containing or contaminated with hazardous substances or residues must be decontaminated or removed to the satisfaction of the TPCHD.
- j. Ensure that business practices and stormwater infiltration facility maintenance minimizes potential releases of hazardous substances to the environment.
- k. Comply with additional storage and management requirements that may be required by ~~The TPCHD may require additional storage and management requirements~~ on a case-by-case basis as deemed necessary to reduce risks to public health and safety and to the existing groundwater supply.

10. Underground storage tanks.

a. New Underground Storage Tanks.

(1) All new underground storage tanks used, or to be used, for the underground storage of hazardous substances shall be designed and constructed so as to:

- (a) Prevent releases due to corrosion or structural failure for the operational life of the tank;
- (b) Be cathodically protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed in a manner to prevent the release, or threatened release, of any stored substance; and
- (c) Use material in the construction or lining of the tank which is compatible with the substance to be stored.

(2) Design, construction, installation, repair, monitoring, release detection, corrosion, and compatibility standards for new underground storage tanks, including piping, shall be in accordance with the requirements and standards set forth in the General Guidance and Performance Standards and the rules of the Department of Ecology's 173-360 A WAC as may be amended from time to time, whichever is more stringent; and shall further comply with all applicable permit requirements of the Tacoma Fire Department.

(3) All new ~~underground~~ storage tanks must use release detection method(s) specified in the General Guidance and Performance Standards.

b. Existing Underground Storage Tanks.

All existing underground storage tanks must comply with the release detection requirements, including the compliance schedule, in the General Guidance and Performance Standards.

c. Underground Storage Tank Closures.

(1) No person shall abandon or close an underground storage tank, temporarily or otherwise, except as provided in this subsection and in compliance with the General Guidance and Performance Standards and the TPCHD's [Environmental Health Code Chapter 4: UST regulation](#), ~~(BOH Resolution 88-1056~~, as may be amended from time to time).

(2) An underground storage tank that is temporarily closed, but that the operator intends to return to use within one year, shall continue to be subject to all the permit, corrosion protection, and release detection requirements of this chapter and those established pursuant to the General Guidance and Performance Standards. If the underground storage tank is out of service for more than one year, TPCHD, in consultation with the regulated facility owner or operator, will determine whether to implement final closure of the tank or grant an additional one-year period of temporary closure. The TPCHD will not allow an underground storage tank at a regulated facility to exist in a temporary closure state for a period greater than two years.

(3) No person shall close an underground storage tank unless the person undertakes all of the following actions:

(a) Notifies the TPCHD and other appropriate agencies at least 60 days in advance of any closing and obtains the proper authorization or permit according to the ~~Board of Health Resolution 88-1056~~ [TPCHD Environmental Health Code Chapter 4](#), as may be amended from time to time.

(b) Demonstrates to the TPCHD that all residual amounts of the hazardous substance which were stored in the tank prior to its closure have been removed and properly disposed.

(c) Permanently removes the tank unless the tank is located under a permanent building and cannot be removed without removing the building.

11. Aboveground storage tanks.

a. New Aboveground Storage Tanks.

(1) All new aboveground storage tanks shall be fabricated, constructed, installed, used, and maintained to prevent the release of a hazardous substance to the ground, groundwaters, and surface waters of the ~~South Tacoma Groundwater Protection District~~. [STGPD](#).

(2) All new aboveground storage tanks shall be installed, used, and maintained with an impervious containment area enclosing or underlying the tank ~~or part thereof~~;

conforming to the requirements set forth in the General Guidance and Performance Standards.

b. Existing Aboveground Storage Tanks.

(1) It shall be a violation of this chapter to substantially modify or cause the substantial modification of any existing aboveground storage facility or part thereof without obtaining a permit or authorization from the TPCHD and the Fire Department and without complying with the provisions of this section and the General Guidance and Performance Standards.

(2) Inspections, release detection, and corrective action requirements for aboveground storage tanks shall be followed as set forth in this chapter and the General Guidance and Performance Standards.

c. Aboveground Storage Tank Closures.

(1) No person shall abandon or close an aboveground storage tank, temporarily or otherwise, except as provided in this section and in compliance with the General Guidance and Performance Standards.

(2) No person shall close an aboveground storage tank unless the person demonstrates to the TPCHD that all residual amounts of the hazardous substance that were stored in the tank prior to its closure have been removed and properly disposed.

12. Inspections and testing.

a. Any owner or operator of a regulated facility shall, upon request of any representative of the TPCHD, [Planning and Development Services](#), ~~the~~ Environmental Services, [Tacoma Water Department](#), ~~or the~~ Tax and License Division of the Finance Department, or their successor agencies whose duties entail enforcing the provisions of this chapter, ~~furnish~~ [provide](#) information relating to the regulated facility, conduct monitoring or testing, and permit such representative ~~to have~~ access to [the facility](#) and to copy all records relating to the hazardous substances or stormwater infiltration facility at all reasonable times. ~~For the purpose of~~ [To](#) implementing this chapter, including determining whether a facility is a regulated facility, representatives of the above-referenced departments are hereby authorized to:

(1) Enter ~~at reasonable times~~ any property, regulated facility, establishment or other place where tank(s) or hazardous substances in regulated quantities, or stormwater infiltration facilities are located, [at reasonable times](#);

(2) Inspect and obtain samples of any known or suspected hazardous substances at the facility; and

(3) Conduct monitoring or testing of the tanks and/or hazardous substances containers, associated equipment, contents, or surrounding soils, air, surface water, stormwater or groundwater.

b. During inspections the TPCHD will, to the degree practical, provide education and technical assistance and work cooperatively to help the regulated facility's owner or operator achieve voluntary compliance before initiating enforcement action, imposing penalties, or seeking other remedies.

c. Each inspection shall be commenced and completed with reasonable promptness. If the above-referenced department representative obtains any samples prior to leaving the premises, they shall give to the owner or operator a receipt describing the sample(s) obtained and, if requested, a portion of each sample equal in volume or weight to the portion retained. If any analysis is made of the sample(s), a copy of the results of the analysis shall be furnished promptly to the owner or operator. Copies of TPCHD inspection forms and reports will be provided to the regulated facility owner or operator upon request.

d. In addition to, ~~or instead of,~~ the inspections specified in subsection a. above, the TPCHD may require the owner or operator of an underground storage tank or aboveground storage tank to employ, periodically, a service provider certified by the International Code Council to conduct an audit or assessment of the tank(s) to determine whether the facility complies with the design and construction standards of subsection 13.06.070.D.10 (Underground Storage Tanks) and 13.06.070.D.11 (Aboveground Storage Tanks), whether the owner or operator has monitored and tested the tank required by this permit, and whether the tank is in a safe operating condition. The inspector shall prepare an inspection report with recommendations concerning the safe storage of hazardous substances at the regulated facility. The report shall contain recommendations consistent with the provisions of this chapter where appropriate. A copy of the report shall be filed with the TPCHD at the same time the inspector submits the report to the owner or operator of the regulated facility. The owner or operator shall file with the TPCHD a plan to implement all recommendations contained in the report, along with any additional requirements imposed by the TPCHD within 30 days after receiving the report or within 30 days of receiving additional requirements imposed by the TPCHD, whichever is later. Alternatively, the owner or operator may demonstrate within the same period, to the satisfaction of the TPCHD, why one or more of these recommendations should not be implemented.

13. Spill prevention and management.

a. General guidance and performance standards.

Owners and operators of regulated facilities including businesses, wholesale distributors, processors, and manufacturers, must adopt and comply with appropriate spill or leak prevention and management practices in accordance with the General Guidance and Performance Standards. Regulated facilities will be evaluated by the TPCHD during an initial [inspection, routine inspections \(not less frequently than biennially\)](#) and ~~and~~ subsequent inspections ~~(not less frequently than biennially)~~ in response to spills or releases to the environment, or as a result of substantial modification or changes in operation, to determine if additional requirements are necessary to comply with appropriate spill prevention and management standards.

b. Spill Prevention Requirements.

Owners and operators of regulated facilities must prepare and follow a schedule for the following activities as set forth in the General Guidance and Performance Standards:

(1) Facility Inspection

(a) Loading, unloading, and transfer areas

- (b) Container storage, handling, and integrity
- (c) Container labeling
- (d) Secondary containment
- (e) Bulk storage
- (2) Employee training
- (3) Recordkeeping and hazardous substances inventory

c. Spill Management Requirements.

~~Before obtaining a~~ As part of the South Tacoma Groundwater Protection District-STGPD permitting process, owners and operators of regulated facilities must prepare and submit a written spill management plan, which explains the procedures ~~to that will~~ be followed in response to an unexpected release of hazardous substances. The spill management plan must contain facility and site-specific information, an inventory or description of spill response equipment, and response procedures, all in accordance with the General Guidance and Performance Standards.

14. Release reporting, investigation, corrective actions.

a. Release Reporting.

~~The~~ Owners and operators of a regulated facility shall report to the TPCHD and Environmental Services within 24 hours, unless otherwise indicated:

- (1) All belowground releases of a hazardous substance in any quantity, including:
 - (a) Testing, sampling, or monitoring results from a release detection method that indicates a release may have occurred.
 - (b) Unusual operating conditions, such as the erratic behavior of product-dispensing equipment, the sudden loss of product from the underground storage tank, an unexplained presence of water in the tank, or the physical presence of the hazardous substance or an unusual level of vapors on the site that are of unknown origin.
 - (c) Impacts in the surrounding area, such as evidence of hazardous substances or resulting vapors in soils, basements, sewer and utility lines, and nearby surface water.
 - (d) Other conditions as may be established by the TPCHD and incorporated into the General Guidance and Performance Standards.

The TPCHD, in administering and enforcing this section, may, if appropriate, take into account types, classes, and ages of underground storage tank(s). In making such distinctions, the TPCHD may take into consideration factors including, but not limited to: location of the tank(s), soil conditions, use of the tank(s), history of maintenance, age of the tank(s), current industry-recommended practices, hydrogeology, water table, size of the tank(s), quantity of hazardous substance periodically deposited in or dispensed from the regulated facility, the technical capability of the owners and operators, the compatibility of the hazardous substance, and the materials of which the tank(s) is fabricated.

(2) All above-ground releases of petroleum to land in excess of 25 gallons, or less than 25 gallons if the release reaches a pervious surface or drain or the owners and operators are unable to contain or clean up the release within 24 hours.

(3) All above-ground releases which result in a sheen on the surface water or stormwater.

(4) All above-ground releases to land or surface waters of hazardous substances other than petroleum in excess of the reportable quantity established under 40 CFR 302 as may be amended from time to time for the released substance shall be reported immediately.

(5) Any known or suspected discharge of hazardous substance to a stormwater infiltration facility.

(6) The owners or operators shall provide, within 30 days, any additional information on corrective action as may be required by the TPCHD and referenced in the General Guidance and Performance Standards.

b. Investigation and Confirmation.

Unless corrective action is initiated by the owner or operator or is otherwise directed by the TPCHD, all suspected releases requiring reporting, as set forth above, must be immediately investigated by the owner or operator. ~~using an appropriate procedure as set forth by the TPCHD in accordance with the General Guidance and Performance Standards.~~ Such procedures may include, but shall not be limited to, the following:

(1) A site-specific investigation of surrounding soils, groundwater, wastewater, sewer and other utility lines and structures, and nearby surface water.

(2) An investigation of the secondary containment area, if applicable.

(3) Testing of the tank(s) and piping for tightness or structural soundness.

Confirmation of a release by one of these methods will require the owner and operator to comply with the requirements for corrective action as set forth below.

c. Corrective Action.

All owners or operators of a regulated facility shall, in response to a suspected or confirmed release, comply with the directives and requirements of the TPCHD in accordance with the General Guidance and Performance Standards.

d. A report to the TPCHD shall not be deemed compliance with any reporting requirements of any federal, ~~or~~ state or local law.

15. Recordkeeping.

a. A regulated facility must maintain written records of the following:

(1) Hazardous ~~Waste~~ Substance Disposal Records. Hazardous ~~waste~~ substance disposal records documenting proper disposal must be retained for at least five years from the date the waste was accepted by the transporter. Records may include but are not limited to manifests, bills of lading, and receipts. (Note: The TPCHD encourages businesses to retain hazardous waste disposal or recycling records indefinitely.)

(2) Release Detection Method Records. Records documenting the equipment manufacturer or installer's leak detection devices performance, [including all monitoring or sampling results and tank tightness test results](#) must be retained for a period of no less than five years. ~~All monitoring or sampling results must be maintained for at least one year. Tank tightness test results must be kept until the tank is tested again.~~

(3) Corrosion Protection System Records. Reporting periods for corrosion protection systems must be retained for a minimum of ~~one~~ [five years](#) or as proposed by the Environmental Protection Agency pursuant to 40 CFR 280 as may be amended from time to time.

(4) Tank Repair Records. Records demonstrating that the tank was properly repaired and passed ultrasonic and vacuum tests must be retained until closure.

(5) Facility and Underground Storage Tank Closure Records. Records showing samples collected during the closure process must be kept for ~~one~~ [three years](#) in the case of a temporary closure and ~~three~~ [five years](#) in the case of a permanent closure.

(6) Stormwater Infiltration Facility Records. Operation and maintenance inspections by owner or stormwater management professionals.

b. Any other recordkeeping requirement that may be required by a permit issued pursuant to this chapter or as established in the General Guidance and Performance Standards.

(1) All records required by this subsection must be maintained:

(a) On-site and be immediately available for inspection; or

(b) At a readily available alternative site and be provided for inspection by the TPCHD within 24 hours; and

(c) Retained for no less than five years, unless otherwise specified.

c. All records and information are subject to public disclosure unless protected from disclosure by RCW 42.~~56.230~~[17.310](#) as may be amended from time to time, RCW 19.108 et seq., or other state or federal law.

d. Excavation operations within the boundaries of this district shall be subject to the permit requirements and standards contained in [Titles 2 and 3](#) ~~Section 3.06.040 or 2.02.480~~ of the City Code as considered appropriate.

16. Waivers.

Any person may apply to the TPCHD for a waiver of any requirement imposed by this chapter or any regulation, standard, or ruling generated hereunder; provided, that the waiver request does not conflict with any other local, State, or Federal requirement. In determining whether a waiver is appropriate, the TPCHD shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances, not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the application of the standards of this chapter would be unnecessary to adequately protect the soil and groundwaters of the ~~South Tacoma Groundwater Protection District~~ [STGPD](#) from an unauthorized release, or that strict application would create practical difficulties not generally applicable to other facilities or properties, and that the proposed

alternative method or process will still adequately protect the soil and groundwaters of the ~~South Tacoma Groundwater Protection District~~ [STGPD](#).

17. Deferral.

The TPCHD may, at its discretion, elect to defer enforcement of specific ~~South Tacoma Groundwater Protection District~~ [STGPD](#) requirements if other state, local, or federal regulations or permits provide an equivalent or superior level of environmental protection. Such deferrals shall be subject to periodic review by the TPCHD and may be revoked or modified upon a finding that an equivalent or superior level of environmental protection is no longer provided.

18. Enforcement Responsibility.

a. It shall be the duty of the TPCHD Director, [the Planning and Development Services Director, or their designees](#), to enforce and administer the provisions of this chapter, except that:

(1) It shall be the duty of the Director of ~~the Environmental Services Department~~, or designee, to enforce the specific provisions of Section 13.06.070.D.6 of this chapter.

(2) It shall be the duty of the Tax and License Division of the Finance Department of the City or any successor department to suspend or revoke a business license when deemed necessary by the TPCHD and the Tax and License Division pursuant to Section 13.06.070.D.25.(b) of this chapter.

(3) It shall be the duty of the Legal Department of the City or any successor department to enforce the criminal penalties as set forth in Section 13.06.070.D.24 of this chapter.

19. Enforcement Process.

a. Each violation requires a review of all relevant facts ~~in order to~~ [to](#) determine the appropriate enforcement response. When enforcing the provisions of this Chapter the [TPCHD Director or the Planning and Development Services Director](#) shall, as practical, seek to resolve violations without resorting to formal enforcement measures. When formal enforcement measures are necessary, the [TPCHD Director or the Planning and Development Services Director](#) shall seek to resolve violations administratively prior to imposing civil penalties or seeking other remedies. The [TPCHD Director or the Planning and Development Services Director](#) shall generally seek to gain compliance via civil penalties prior to pursuing criminal penalties. The [TPCHD Director or the Planning and Development Services Director](#) will consider a variety of factors when determining the appropriate enforcement response, including but not limited to:

(1) severity, duration, and impact of the violation(s);

(2) compliance history, including any similar violations at the same facility or caused by the same operator;

(3) economic benefit gained by the violation(s);

(4) intent or negligence demonstrated by the person(s) responsible for the violation(s);

- (5) responsiveness in correcting the violation(s); and,
- (6) other circumstances, including any mitigating factors.

b. Voluntary Compliance.

The [TPCHD Director or the Planning and Development Services](#) Director may pursue a reasonable attempt to secure voluntary compliance by contacting the owner or other person responsible for the violation, explaining the violation and requesting compliance. This contact may be in person or in writing or both.

c. Notice of Violation.

When the [TPCHD Director or the Planning and Development Services](#) Director determines that a violation has occurred or is occurring the [TPCHD Director, or the Planning and Development Services](#) Director may issue a Notice of Violation to the person(s) responsible for the violation. A Notice of Violation may be issued without having attempted to secure Voluntary Compliance based upon an assessment of the factors listed in section 13.06.070.D.19.a above.

(1) Documentation of Violations.

A Notice of Violation shall: include a description of the regulated facility; document the nature of the violation(s); cite the particular section(s) or provision(s) of this Chapter or of the General Guidance and Performance Standards which has been violated; describe the required corrective action(s); specify a date or time by which the violation(s) must be corrected; describe penalties and other remedies available pursuant to this chapter; and, describe applicable administrative review or appeal processes.

(2) Service of Notice of Violation.

(a) Whenever service is required or permitted to be made upon a person responsible for the violation represented by an attorney, the service shall be made upon the attorney unless otherwise ordered by the court. Service upon the attorney or upon a person responsible for the violation shall be made by delivering a copy ~~to him~~ or by mailing it to them at their last known address or, if no address is known, filing with the clerk of the court an affidavit of attempt to serve. Delivery of a copy within this Chapter means: handing it to the attorney or to the person responsible for the violation; or leaving it at their office with their clerk or other person in charge thereof; or, if there is no one in charge, leaving it in a conspicuous place therein.

(b) If service is made by mail, the papers shall be deposited in the post office addressed to the person on whom they are being served, with the postage prepaid. The service shall be deemed complete upon the third day following the day upon which they are placed in the mail, unless the third day falls upon a Saturday, Sunday, or legal holiday, in which event service shall be deemed complete on the first day other than a Saturday, Sunday or legal holiday, following the third day.

(c) Proof of service of all papers permitted to be mailed may be by written acknowledgement of service, by affidavit of the person who mailed the papers, or by certificate of an attorney. If by personal service or by posting, proof of service may be by written declaration, under penalty of perjury, executed by the person

affecting the service, declaring the time and date of service and the manner in which the service was made. If by posting the written declaration shall include the facts showing that due diligence was used in attempting to serve the person(s) responsible for the violation personally or by mail.

20. Administrative Review.

- a. Any person to whom a Notice of Violation or civil penalty has been issued may request an administrative review of the Notice of Violation or civil penalty.
- b. A request for an Administrative Review shall be filed with the TPCHD no later than 14 days following the date of the Notice of Violation or the first assessed civil penalty. The request shall be in writing and shall state the reasons the [TPCHD or the Planning and Development Services](#) Director should review the Notice of Violation or issuance of the civil penalty. Failure to state a basis for the review shall be cause for dismissal of the review.
- c. Following review of the information provided the [TPCHD Director or the Planning and Development Services](#) Director shall determine whether a violation occurred. The [TPCHD Director or the Planning and Development Services](#) Director may affirm, vacate, suspend, or modify the Notice of Violation or the amount of any monetary penalty assessed. The [TPCHD Director or the Planning and Development Services](#) Director's written decision shall be delivered to the appellant by first-class mail and by certified mail, return-receipt requested.

21. Appeals.

- a. Procedures for appeals to the Tacoma-Pierce County Board of Health's Hearing Examiner from any ruling or decision of the TPCHD pursuant to this Chapter shall be taken in accordance with Tacoma-Pierce County Board of Health Resolution No. 2002-3411 as may be amended from time to time.
- b. Procedures for appeals to the City of Tacoma Hearing Examiner from any ruling or decision by the [Planning and Development Services](#) Director ~~of Planning and Development Services~~ or the Tax and License Division shall be taken in accordance with Chapter 1.23 TMC as may be amended from time to time.
- c. Criminal appeals may be taken in accordance with the law.

22. Penalties.

Any person responsible for a violation shall be subject to civil and/or criminal (misdemeanor) penalties or additional enforcement procedures on each offense. Each day that a violation continues, or that a person responsible for a violation fails to comply with any of the provisions of this Chapter or refuses or neglects to obey any of the orders, rules or regulations issued by the TPCHD or the Tacoma-Pierce County Health Department Board of Health may be considered a separate violation. Imposition of penalties or other enforcement action under this Chapter does not preclude other violations or penalties of law that may be available pursuant to various Federal and State statutes or other laws.

23. Civil Penalty.

- a. Any person responsible for a violation may be assessed one or more civil penalties.

b. Determination of civil penalty.

The person(s) responsible for a violation shall incur a monetary penalty for each violation as follows:

- (1) First day of each violation: \$250.00
- (2) Second day of each violation: \$500.00
- (3) Each additional day of each violation beyond two days: \$500 per day

c. Collection of monetary penalties.

- (1) The monetary penalty constitutes a personal obligation of the person to whom a Notice of Violation is directed. Any monetary penalty assessed must be paid within 10 calendar days from the date of notice from the TPCHD that penalties are due.
- (2) The [TPCHD Director or the Planning and Development Services](#) Director or designee is authorized to take appropriate action to collect the monetary penalty.

d. Continued Duty to Correct.

Payment of a monetary penalty pursuant to this Chapter does not relieve the person(s) responsible for the violation of the duty to correct the violation(s).

24. Criminal Penalty – Misdemeanor.

In addition to or as an alternative to the civil penalty provided herein or by law any person responsible for a violation may be guilty of a misdemeanor. Each violation may be prosecuted by the authorities of the city in the name of the people of the state of Washington or the city of Tacoma. The maximum misdemeanor penalty, upon conviction thereof, shall be punished by a fine in any sum not exceeding \$1,000.00, or by imprisonment in the Pierce County Jail for a term not exceeding 90 days, or by both such fine and imprisonment.

25. Other Remedies.

The TPCHD, [the Planning and Development Services, and the Environmental Services](#) reserves the right to pursue other remedies in order to reduce or eliminate threats to the groundwater resource from improper handling, storage, and disposal of hazardous substances by regulated businesses. Pursuit of other remedies shall generally be reserved for instances in which civil penalties have not been or are deemed unlikely to be effective. Other remedies include, but are not limited to:

a. Utility Holds.

Pursuant to Chapter 12.10 TMC, the [TPCHD Director or the Planning and Development Services](#) Director may request that water service to a regulated facility be discontinued.

b. Revocation or suspension of City-issued licenses.

The [TPCHD Director or the Planning and Development Services](#) Director may request suspension or revocation of City-issued licenses, including but not limited to the Business License issued by the Tax and License Division of the Finance Department or its successor department.

c. Petition for revocation of permits or licenses issued by state or federal agencies.

The [TPCHD Director or the Planning and Development Services](#) Director may petition state or federal permitting agencies to suspend or revoke permits or licenses held by persons responsible for violations or issued to regulated facilities.

d. Stop Work Order/ Stop Use Order:

The TPCHD Director or the Planning and Development Services Director may issue a Stop Work or Stop Use Order consistent with the authority and procedures outlined in TMC Section 1.82.060.

26. General program awareness:

The City of Tacoma, in collaboration with TPCHD, shall implement innovative public outreach efforts to educate businesses and residents on best practices for CARA protection and promote water conservation and water use efficiency programs.

27. Definitions

~~13.01.090~~ **South Tacoma Groundwater Protection District Definitions.**

For the purpose of Chapter 13.06, Section 13.06.070.D, South Tacoma Groundwater Protection District (STGPD), the following words and terms are defined as follows:

~~13.01.090.A~~

“Abandoned tank” means an aboveground storage tank, underground storage tank, or other container used for storage of hazardous substances left unused for more than one year, without being substantially emptied or permanently altered structurally to prevent reuse.

“Aboveground storage tank” means a device meeting the definition of “tank” in this section and that is situated in such a way that the entire surface area of the tank is completely above the plane of the adjacent surrounding surface and the entire surface area of the tank (including the tank bottom) is able to be visually inspected [as defined in Chapter 173-303 WAC](#).

“Act” means doing or performing something.

“Aquifer” means a geological formation, group of formations, or part of a formation capable of yielding a significant amount of groundwater to wells or springs.

~~13.01.090.C~~

“Container” means any portable device in which a material is stored, transported, treated, disposed of, or otherwise handled.

“Contamination” means the degradation of any component of the environment by a release of hazardous substance in sufficient quantity to impair its usefulness as a resource or to be a hazard.

“Closure” means to cease a facility’s operations related to hazardous substances by complying with the closure requirements in this Chapter and the General Guidance and

Performance Standards or to take an underground storage tank out of operation permanently, in accordance with Washington Administrative Code (“WAC”) 173-360-385, the Washington State Department of Ecology’s Underground Storage Tank regulations, and the Tacoma-Pierce County Board of Health Resolution 88-1056, all as may be amended from time to time.

13.01.090.D

“Development” means the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or structure; any use or change in use of any building or land; any extension of any use of land, or any clearing, grading, or other movement of land for which permission may be required pursuant to this chapter.

~~“Director” means the Director of Health at Tacoma-Pierce County Health Department, or designee(s).~~

“Disposal” means the discharging, discarding, or abandoning of hazardous ~~waste-substance~~ or the treatment, decontamination, or recycling of such ~~waste-substance~~ once they have been discarded or abandoned. This includes the discharge of any hazardous ~~waste-substance~~ into or on any land, air, or water.

13.01.090.E

“Ecology” means the Washington State Department of Ecology. “Environment” means any air, land, water, or groundwater.

13.01.090.F

“Facility” means all structures, contiguous land, appurtenances, and other improvements on or under the land within the South Tacoma Groundwater Protection District used as a stormwater infiltration facility, or for recycling, reusing, reclaiming, transferring, storing, treating, disposing, or otherwise handling a hazardous substance which is not specifically excluded by the exemptions contained in Section 13.06.070.D.

“Final Closure” means the proper permanent removal of an underground storage tank that is no longer in service.

13.01.090.G

“General Guidance and Performance Standards” means the Health Department’s most recent publication of the technical standards document “General Guidance and Performance Standards for the South Tacoma Groundwater Protection District.” “Groundwater” means water in a saturated zone or stratum beneath the surface of land or below a surface water body.

13.01.090.H

“Hazardous substance(s)” means any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity which may pose a present or potential hazard to human health or to the quality of the drinking water supply in the South Tacoma aquifer system when improperly used, stored, transported, or disposed of or otherwise mismanaged, including without exception:

1. Those materials that exhibit any of the physical, chemical or biological properties described in Department of Ecology’s 173-303-082 WAC, 173-303-090 WAC, or 173-303-100 WAC as may be amended from time to time; and
2. Those materials set forth in the General Guidance and Performance Standards hereinafter referred to;
3. Petroleum products and by-products, including crude oil or any fraction thereof such as gasoline, diesel, and waste oil which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute); and
4. Any substance or category of substances meeting the definition of a hazardous substance under Chapter 173-340 WAC as may be amended from time to time.

“Hard surface” means an impervious surface, a permeable pavement, or a vegetated roof.

“High-impact use” means a business establishment that is considered to be hazardous and/or noxious due to the probability and/or magnitude of its effects on the environment. For purposes of this chapter, these uses or establishments possess certain characteristics, which pose a substantial or potential threat or risk to the quality of the ground and surface waters within the South Tacoma Groundwater Protection District.

13.01.090.I

“Impervious surface” means a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots, or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam, or other surfaces which similarly impede the natural infiltration of stormwater.

13.01.090.M

“Manifest” means the shipping document, prepared in accordance with the requirements of Department of Ecology’s 173-303- 180 WAC as may be amended from time to time, which is used to identify the quantity, composition, origin, routing, and destination of a hazardous waste while it is being transported to a point of transfer, disposal, treatment, or storage.

“Misdemeanor” means any crime punishable by a fine not exceeding \$1,000, or imprisonment not exceeding 90 days, or both, unless otherwise specifically defined.

13.01.090.O

“Omission” means a failure to act.

“On-site” means the same or geographically contiguous property which may be divided by public or private right of way, provided that the entrance and exit between the properties is at a cross-roads intersection, and access is by crossing as opposed to going along the right of way. Noncontiguous properties owned by the same person but connected by a right of way, which they control and to which the public does not have access, are also considered on-site property.

“Operator” means the person responsible for the overall operation of a facility.

13.01.090.P

“Pervious surface” means any surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

“Person” means any individual, trust, joint stock company, corporation (including government corporation), partnership, association, consortium, joint venture, commercial entity, state, municipality, commission, political subdivision of a state, interstate body, the federal government, or any department or agency of the federal government.

“Person responsible for the violation” means any person that commits any act or omission which is a violation or causes or permits a violation to occur or remain on the property or regulated facility, and includes but is not limited to owners(s), lessor(s), tenant(s), or other person(s) entitled to control, use, and/or occupy property or the regulated facility where a violation occurs, and any person who aids and abets in a violation.

“Pollution-generating hard surface (PGHS)” means those hard surfaces considered to be a significant source of pollutants in stormwater runoff. PGHS includes permeable pavement subject to vehicular use. See the listing of surfaces under pollution- generating impervious surface.

“Pollution-generating impervious surface (PGIS)” means those impervious surfaces considered to be a significant source of pollutants in stormwater runoff. Such surfaces include those that are subject to: regular vehicular use; industrial activities (involving material handling, transportation, storage, manufacturing, maintenance, treatment or disposal); or storage of erodible or leachable materials, waste or chemicals, and which receive direct rainfall or the run-on or blow-in of rainfall.

Metal roofs are also considered to be PGIS unless they are coated with an inert, non-leachable material. Roofs that are subject to venting significant amounts of dusts, mists, or fumes from manufacturing, commercial, or other indoor activities are considered PGIS.

“Pollution-generating pervious surfaces (PGPS)” means any non-impervious surface subject to vehicular use, industrial activities (involving material handling, transportation, storage; manufacturing; maintenance; treatment; or disposal); or storage of erodible or leachable materials, wastes, or chemicals, and which receive direct rainfall or runoff or blow-in of rainfall, use of pesticides and fertilizers, or loss of soil. Typical PGPS include lawns and landscaped areas, including: golf courses, parks, cemeteries, and sports fields (natural and artificial turf).

13.01.090.R

“Recharge areas” means areas of permeable deposits exposed at the surface which transmit precipitation and surface water to the aquifer.

“Regulated facility” means any facility with one or more of the following: underground storage tank(s), aboveground storage tank(s), hazardous substances at regulated quantities, or stormwater infiltration facility subject to regulation under Section 13.06.070.D.

“Release” [means any intentional or unintentional entry of any hazardous substance into the environment, including but not limited to the abandonment or disposal of containers of](#)

hazardous substances.

Should the definition of “release” in RCW 70A.305.020(32) be amended from time to time, then such amendment is incorporated herein by reference as if set forth at length. ~~means intentional or unintentional entry, spilling, leaking, pouring, emitting, emptying, discharging, injecting, pumping, escaping, leaching, dumping, or disposing of a hazardous substance, as defined in this section, into the environment and includes the abandonment or discarding of barrels, containers, and other receptacles containing hazardous substances. Should the definition of “release” in RCW 70.105D.020(20) be amended from time to time, then such amendment is incorporated herein by reference as if set forth at length~~

“Release detection” means a method or methods of determining whether a release or discharge of a hazardous substance has occurred from a regulated facility into the environment.

“Retail business use” means a use in which individually packaged products or quantities of hazardous substances are ~~rented or~~ sold at retail to the general public and are intended for personal or household use. ~~Retail business use does not include hazardous substances intended for use by contractors or in large quantities.~~

13.01.090.S

“Solid waste” means all putrescible and non-putrescible solid and semi-solid waste, including, but not limited to, garbage, rubbish, ashes, industrial waste, swill, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, contaminated soils and contaminated dredged material, and recyclable materials as defined in Chapter 173-350 WAC.

“Stormwater” means that portion of precipitation, including snowmelt, that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes, and other features of a stormwater drainage system into a receiving water or stormwater facility.

“Stormwater infiltration facility” means a component of the stormwater system designed to fully or partially infiltrate stormwater runoff into the native underlying soils.

“Substantial modifications” means the construction of any additions to an existing facility, or restoration, refurbishment, or renovation which:

1. Increases or decreases the in-place storage capacity of the facility;
2. Alters the physical configuration;
3. Impairs or affects the physical integrity of the facility or its monitoring systems; or
4. Alters or changes the designated use of the facility.

“Surface water” means water that flows across the land surface, in natural channels not considered a stormwater conveyance system, or is contained in depressions in the land surface, including but not limited to wetlands, ponds, lakes, rivers, and streams.

13.01.090.T

“Tank” means a stationary device designed to contain an accumulation of hazardous substances, and which is constructed primarily of non-earthen materials (e.g. concrete, steel, plastic) to provide structural support as defined in Chapter 173-360A-0150 WAC.

“Temporary closure” means to take a tank out of service for more than one month and less

than one year.

“TMC” means the Tacoma Municipal Code.

“TPCHD” means the Tacoma-Pierce County Health Department.

U

“Underground storage tank” means any one or a combination of tanks (including underground pipes connected thereto) which are used to contain or dispense an accumulation of hazardous substances, and the volume of which (including the volume of underground pipes connected thereto) is 10 percent or more beneath the surface of the ground, [as defined in Chapter 173-360 WAC](#). Specific exemptions to this definition are contained in Section 13.06.070.D.

~~13.01.090.V~~

“Violation” means an act or omission contrary to the requirement of the chapter, and includes conditions resulting from such an act or omission.

W

[“Wellhead Protection Area” is defined as the surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield. The Washington State Department of Health outlines that Wellhead Protection Areas are delineated into zones based on the time it takes for groundwater to travel to the well. These zones include 6-month, 1-year, 5-year, and 10-year time-of-travel \(TOT\) areas. Each zone represents the estimated time for a particle of water, or a potential contaminant, to reach the well from that boundary.](#)

###

Exhibit B
Tacoma Municipal Code - Chapter 13.06

* * *

13.06.040 Mixed-Use Center Districts.

* * *

J. Tacoma Mall Neighborhood Regional Growth Center.

1. Applicability.
2. Purpose.
3. Zoning Districts.

Zoning in the Tacoma Mall Neighborhood Regional Growth Center (“RGC”) incorporates the Urban Center Mixed-Use, Urban Residential Mixed-Use and Commercial Industrial Mixed-Use Districts as indicated in Figure 1, below, with specifications indicated in Figures 2 through 5.

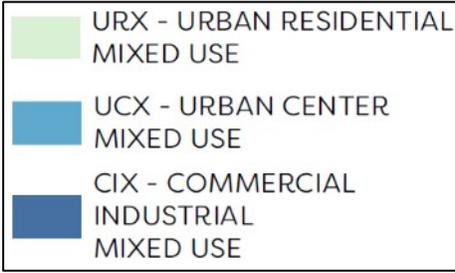
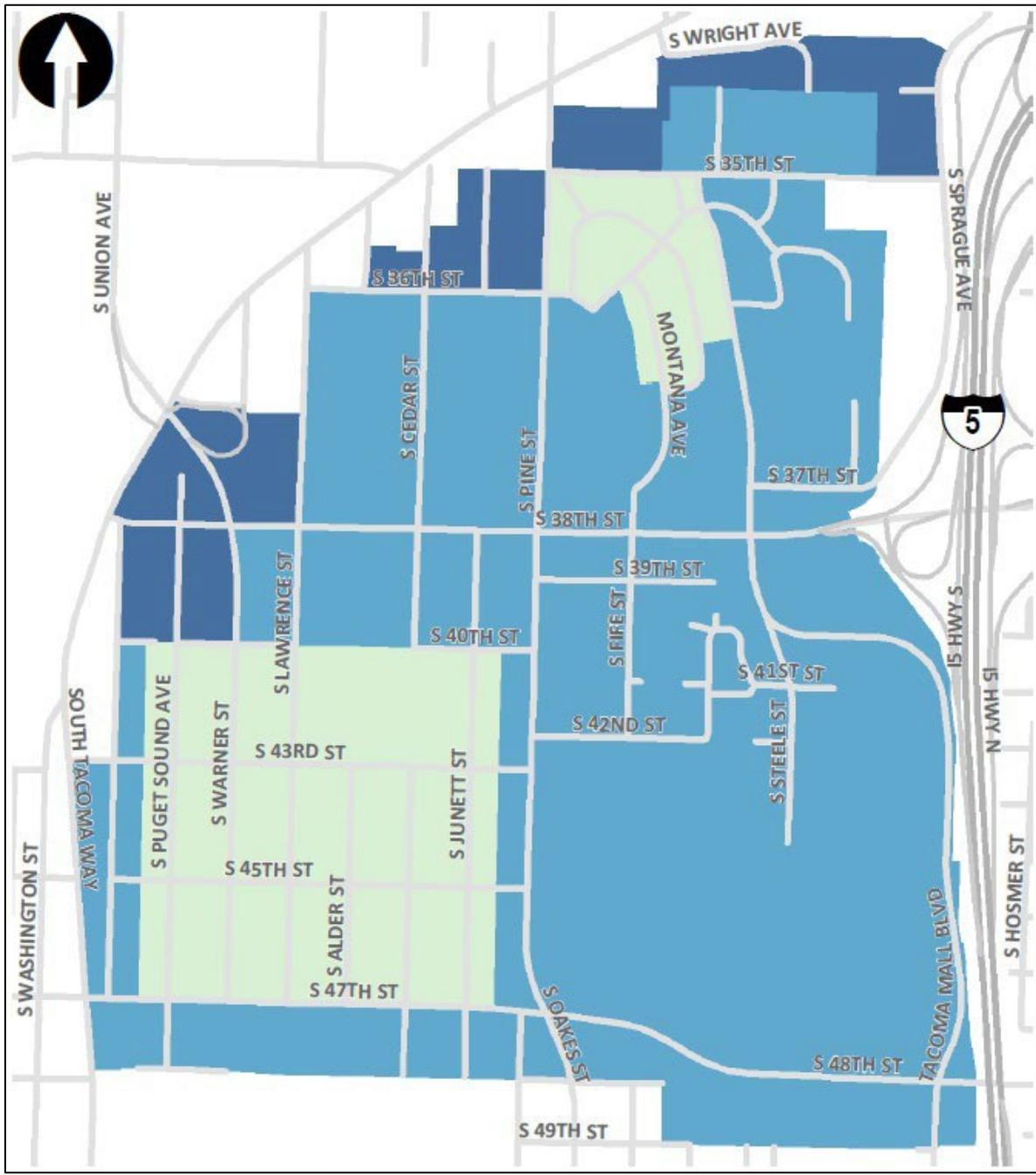


Figure 1: Tacoma Mall Neighborhood RGC Zoning Districts

4. Height allowances by right and bonus maximum heights.

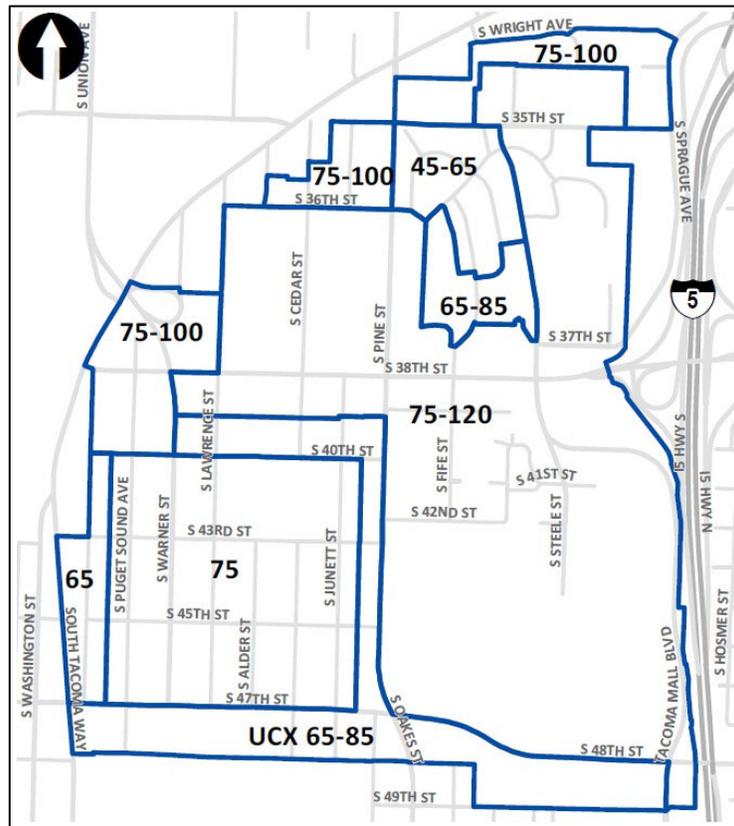
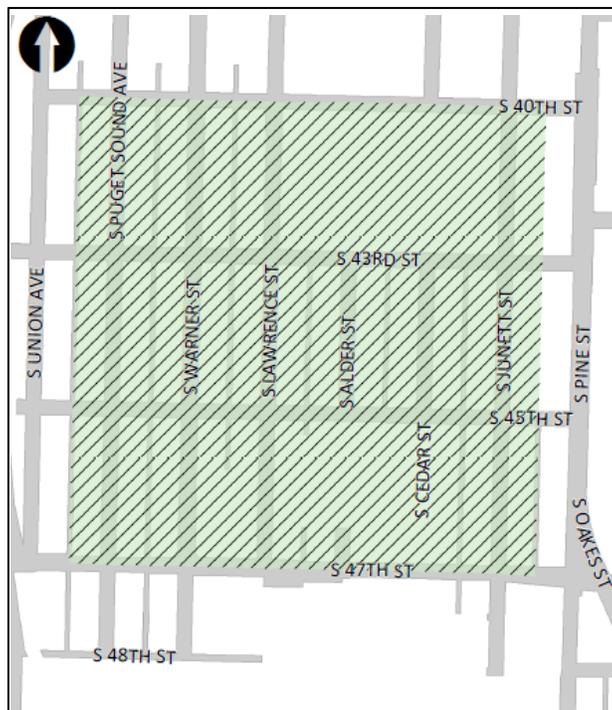


Figure 2: Tacoma Mall Neighborhood RGC – by right and bonus maximum heights.

5. Inclusionary Zoning Pilot Area.

Figure 3: Tacoma Mall Neighborhood RGC – Inclusionary Zoning Pilot Area



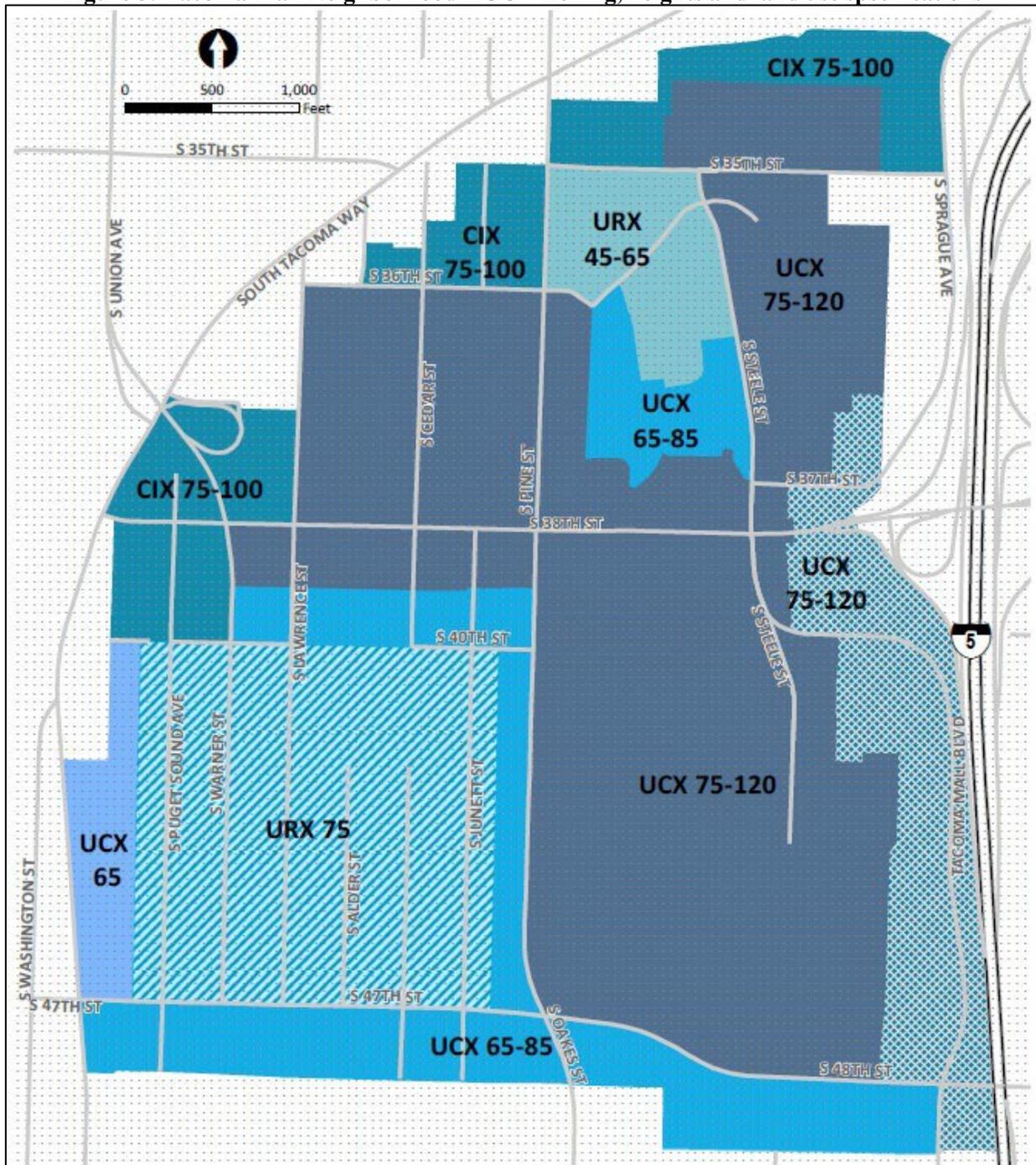
6. Residential uses prohibited.



Figure 4: Tacoma Mall Neighborhood RGC – No Residential Uses

7. Zoning, height and land use specifications.

Figure 5: Tacoma Mall Neighborhood RGC – Zoning, heights and land use specifications



Zoning Overlays

STGPD: South Tacoma Groundwater Protection

Mixed Use Center

URX-Urban Residential Mixed Use 45-65
 URX-Urban Residential Mixed Use 75 Inclusionary Zoning Pilot District

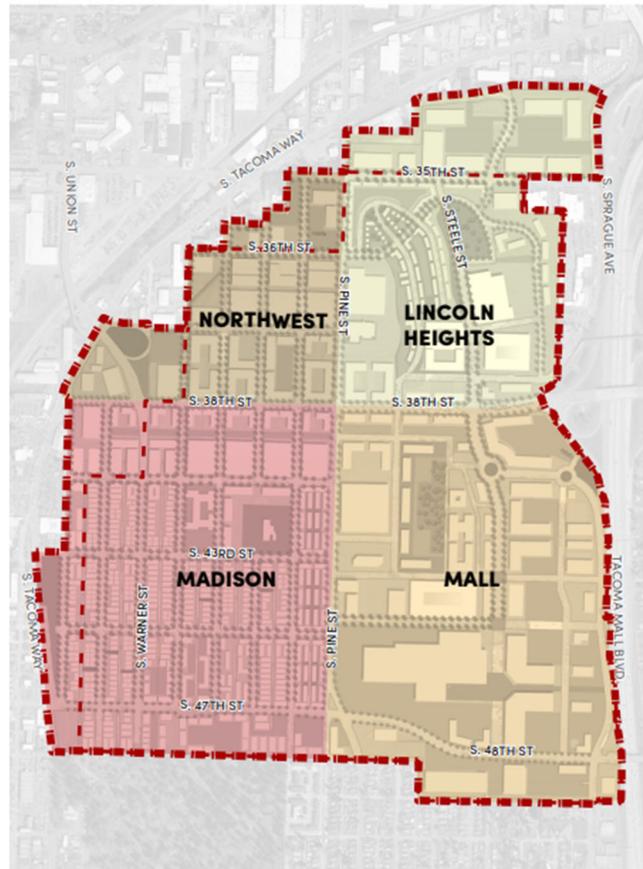
UCX-Urban Center Mixed Use 65
 UCX-Urban Center Mixed Use 65-85
 CIX-Commercial Industrial Mixed Use 75-100
 UCX-Urban Residential Mixed Use 75-120
 UCX-Urban Center Mixed Use No Residential 75-120

8. Tree Credits, minimum (Canopy coverage of lot equivalent)

The following tree canopy requirements apply to developments in the character areas of the Tacoma Mall Regional Growth Center:

- Lincoln Heights: 20 percent
- Madison: 25 percent
- Mall: 20 percent
- Northwest: 20 percent

Figure 6: Tacoma Mall RGC - Character Areas



###

Exhibit C
Tacoma Municipal Code - Chapter 13.06

* * *

13.06.060 Industrial Districts.

* * *

C. Districts established.

M-1 Light
Industrial
District M-2
Heavy Industrial
District
PMI Port Maritime & Industrial District

1. M-1 Light Industrial District.

This district is intended to provide areas for light manufacturing, warehousing, and a limited mix of commercial or civic uses that are complementary and not detrimental to either existing or proposed industrial uses, or neighboring commercial or residential districts. M-1 districts may be established in new areas of the City, and M-1 district is an appropriate zone to apply as a transition between the industrial operations therein and the existing activities and character of the community in which the district is located. This classification is only appropriate inside Comprehensive Plan areas designated Light Industrial.

2. M-2 Heavy Industrial District.

This district is intended to allow heavy industrial and manufacturing uses that can reasonably be accommodated without adverse impacts on the public's health, welfare, or safety. The impacts of these industrial uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors. This classification is only appropriate inside Comprehensive Plan areas designated Heavy Industrial.

3. PMI Port Maritime & Industrial District.

This district is intended to implement the use priorities of the Container Port Element of the Comprehensive Plan, specifically pertaining to the Core Maritime Industrial Area, and to protect the long-term function and viability of the area. These use priorities include: Cargo port terminal, port-related container and industrial activity, compatible manufacturing, industrial-related office, cargo yard, warehousing, transportation facilities and other similar uses.

The Port of Tacoma facilities, facilities that support the Port's operations, and other public and private maritime and industrial activities make up a majority of the uses in this district. This area is characterized by proximity to deepwater berthing; sufficient backup land between the berths and public right-of-ways; 24-hour operations to accommodate regional and international shipping and distribution schedules; raw materials processing and manufacturing; uses which rely on the deep water berthing to transport raw materials for processing or manufacture, or transport of finished products; and freight mobility infrastructure, with the entire area served by road and rail corridors designed for large, heavy truck and rail loads.

The PMI District is further characterized by heavy truck traffic and higher levels of noise and odors than found in other districts. The uses are primarily marine and industrial related, and

include shipping terminals, which may often include container marshalling and intermodal yards, chemical manufacturing and distribution, forest product operations (including shipping and wood and paper products manufacturing), warehousing and/or storage of cargo, and boat and/or ship building/repair. Retail and support uses primarily serve the area's employees.

Expansion beyond current PMI District boundaries should be considered carefully, as such expansion may decrease the distance between incompatible uses.

Expansion should only be considered contiguous to the existing PMI District. This classification is only appropriate inside Comprehensive Plan areas designated for high intensity uses.

* * *

. F District development standards.

	M-1	M-2	PMI
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Maximum Lot Coverage	None ⁷⁵ <u>percent¹</u>	None ⁸⁵ <u>percent¹</u>	None
Minimum Front Setback	In all districts listed above, 0 feet, unless: <ul style="list-style-type: none"> • Created by requirements in Sections 13.06.090.B or 13.06.090.J; or • Abutting a dwelling district, then equal to the dwelling district setback for the first 100 feet from that side. The above setback requirements may be waived if demonstration is made that a 20-foot vertical grade between the properties offers comparable protection.		
Minimum Side Setback	In all districts listed above, 0 feet, unless created by requirements in Sections 13.06.090.B or 13.06.090.J, which may be waived if demonstration is made that a 20-foot vertical grade between the properties offers comparable protection.		
Minimum Rear Setback	In all districts listed above, 0 feet, unless created by requirements in Sections 13.06.090.B or 13.06.090.J, which may be waived if demonstration is made that a 20-foot vertical grade between the properties offers comparable protection.		
Maximum Height Limit	75 feet	100 feet, unless such building or structure is set back on all sides one foot for each four feet such building or structure exceeds 100 feet in height.	100 feet, unless such building or structure is set back on all sides one foot for each four feet such building or structure exceeds 100 feet in height.
Maximum Height Exceptions	Certain specified uses and structures are allowed to extend above height limits, per Sections 13.06.010.E and 13.06.080.Q.		
<u>Tree Credits, minimum (Canopy coverage of lot equivalent)</u>	<u>15 percent¹</u>	<u>15 percent¹</u>	<u>N/A</u>
<u>Footnotes:</u> ¹ <u>Industrial Districts within Tideflats Manufacturing Industrial Center are exempt from Maximum Lot Coverage and Tree Credits, minimum (Canopy coverage of lot equivalent) standards.</u>			

Exhibit D

Tacoma Municipal Code - Chapter 13.06

* * *

13.06.090 Site Development Standards.

* * *

B. Landscaping standards.

* * *

4. Landscaping Requirements for Districts.

* * *

d. Overall Site Landscaping.

(1) Purpose.

Overall Site Landscaping is intended to ensure that a minimum amount of landscaping is provided with development per TMC 13.06.090 B.2.

(2) Overall Site Landscaping Minimums.

This requirement may be provided anywhere on the site. The amount is determined as a percentage of the site which is not covered with structures. It may be satisfied by landscaping provided to meet other requirements.

- Residential Districts and Urban Residential Districts: 5 percent
- Commercial Districts: 10 percent
- Industrial Districts: ~~5 percent of parking areas over 20,000 sf~~ No less than 10% of overall site
- Industrial Districts within Tideflats Manufacturing Industrial Center: 5 percent of parking areas over 20,000 sf
- X Districts: 15 percent (for single-purpose residential projects)

(3) Planting requirements.

When Required, Overall Site Landscaping shall consist of a mixture of trees, shrubs and groundcover plants, as follows:

- In all but Urban Residential Districts: At least one Small Tree per 200 square feet, one Medium Tree per 300 square feet, or one Large Tree per 400 square feet of required overall site landscaped area.
- In Urban Residential Districts: See tree credit requirements in TMC.
- Shrubs and groundcover shall be designed to completely cover the remaining area within 3 years.

(4) X Districts Exceptions.

Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no overall site landscaping requirement. If 50 percent of the parking is structured, then the amount of required overall site landscaping is reduced by 50 percent.

- Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.
- Planting strips within street rights-of-way shall not be counted toward this requirement.

e. Site Perimeter Landscaping:

(1) Purpose.

Site Perimeter Landscaping is intended to ensure that areas abutting property lines, and not developed with structures, be attractive, and provide the environmental benefits of vegetation.

(2) Exceptions.

Site Perimeter Landscaping is not required in [Industrial Districts within Tideflats Manufacturing Industrial Center](#), ~~Industrial~~, Urban Residential or X Districts.

(3) General Standards.

(a) When applicable, a Site Perimeter is required around the entire perimeter of the site. Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys, but not by accessory structures, paved areas, outdoor storage or other development.

(b) A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth.

(c) A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.

~~(c)~~ (d) Industrial uses shall provide a minimum 15-foot wide site perimeter strip along all adjacent right of ways.

(4) Planting Requirements.

The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants, as follows:

(a) At least one Small Tree per 200 sf; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required landscaped area.

(b) Trees planted shall be generally evenly distributed over the site.

(c) Place trees to create a canopy in desired locations without obstructing necessary view corridors.

(d) Shrubs and groundcover to completely cover the remaining area within 3 years.

f. Street trees:

(1) Purpose.

Street trees are intended to provide multiple benefits including aesthetics, traffic calming, environmental, shading, visual buffering and noise separation from streets.

(2) Exceptions.

In the PMI District, street trees are required with new development, alterations, and street improvements as specified in TMC 13.06.090.B, for development on the following gateway

corridors: Marine View Drive, E. 11th Street west of Portland Avenue, Portland Avenue (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street). In other locations within the PMI District, street trees are only required for street and sidewalk improvements as specified in Section 1.e, above.

(3) Planting Requirements.

(a) Four Small Trees; Three Medium Trees; or Two Large Trees per 100 linear feet of site frontage. This can also be viewed as 1 Small per 25 feet, 1 Medium per 33.33 feet, or 1 Large tree per 50 feet of site frontage. Small, Medium and Large Trees may be used in combination, according to the applicable ratios. When dividing linear frontage to determine required tree quantities, a fraction of 0.3 or greater must be rounded up to the nearest whole number.

EXAMPLE: A site with 50 feet of street frontage would require 2 Small (25×2), 2 Medium ($50 \times 3/100 = 1.5$, which rounds up to 2), or 1 Large ($50 \times 2/100 = 1$).

EXAMPLE: A site with 60 feet of street frontage would require 3 Small ($60 \times 4/100 = 2.4$ which rounds up to 3), 2 Medium ($60 \times 3/100 = 1.8$, which rounds up to 2), or 1 Large ($60 \times 2/100 = 1.2$, which rounds down to 1).

(b) Street trees should generally be evenly spaced to create or maintain a rhythmic pattern but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, traffic signs, or other streetscape features, or if such variations are demonstrated to better achieve the intent.

(c) Street trees shall, when possible, be planted within the right-of-way adjacent to the curb and between the pedestrian lane/sidewalk and curb. When this is not possible or a different location would better achieve the intent, street trees may be located elsewhere within the right-of-way, including behind the sidewalk, in street medians, parking strips or bulbouts. If neither of these preferred locations is possible, such as when existing infrastructure prevents trees from being planted within the right-of-way, trees located within 10 feet of the right-of-way may be counted as street trees. In this case, such trees only count toward the street tree requirement and do not count toward on-site Tree Credits.

(d) Installation and maintenance of street trees shall adhere to the provisions in TMC 13.06.090.B.3.e.

(4) Street Tree Retention

Existing street trees shall be preserved in a healthy, thriving, and safe condition per the tree installation and maintenance requirements of this section, TMC 9.20, and the technical specifications of the UFM. If required street trees are improperly pruned, damaged, or removed, they shall be replaced per the provisions of this section and TMC 9.20. Trees within the right-of-way that are retained consistent with TMC 13.06.090.B.3.f.(1) and TMC 9.20 count as required Street Trees according to their species as Small, Medium and Large Trees.

(5) Street Trees in Downtown Districts.

(a) Four Small Trees, Three Medium Trees, or Two Large Trees shall be provided per each 100 linear feet of frontage. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting

this standard. Trees should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.

(b) The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc.

(c) When the minimum sidewalk width standards for the roadway designation and ADA compliance cannot be met with the minimum surface planting diameter, alternative pervious surface materials may be used to cover the tree pits, such as a porous, rubberized pavement, to accommodate pedestrians in the planting area.

g. Parking Lot Landscaping.

(1) Purpose.

Parking lot landscaping is intended to provide visual relief, to enhance the aesthetic appearance, screening from adjacent sites and public areas, to reduce environmental impacts of parking and other paved areas, and to provide shade and shelter for pedestrians.

(2) Exceptions.

(a) Parking Lot Perimeter Landscaping is not required in Industrial Districts within Tideflats Manufacturing Industrial Center M-2 or PMI Districts.

(b) Parking Lot Perimeter Landscaping is required only between parking lots and streets in Urban Residential (UR) Districts.

(c) Parking lots of 16 stalls or less are not required to meet Interior Planting requirements.

(d) Parking lots of 16 stalls or less, located behind buildings and accessed by alleys, are exempt from the Interior Planting and Site Perimeter requirements.

(3) Parking Area tree minimum – overall.

One Small Tree per 700 square feet; one Medium Tree per 1,000 square feet; or, one Large Tree per 1,400 square feet of parking lot area, including drive lanes.

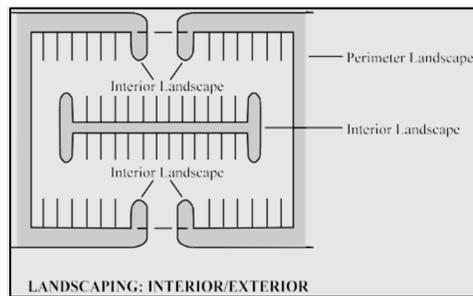
(4) Parking Lot – Interior Planting Requirements.

A mixture of trees, shrubs and groundcover meeting the following requirements:

(a) At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area.

(b) Trees planted shall be generally evenly distributed over the site. Shrubs and groundcover plants as required above.

(c) Parking lot landscaping areas example:



(5) Distribution.

- (a) No stall shall be more than 50 feet from a tree trunk.
- (b) Long rows of parking shall be broken by islands or peninsulas with trees, such that there are no more than eight parking stalls in a row without a tree.
- (c) Planting areas with trees are required at all parking aisle ends.
- (d) Trees shall be provided along walkways per 13.06.090.F.

(6) Distribution Flexibility Bonuses.

For each of the following bonuses provided, Parking Lot Distribution requirements may be modified as follows: The maximum distance from each stall may increase by 10 feet; and, maximum parking row length may increase by 1 stall.

- Tree retention: Retention of trees at least 20 inches in diameter constitutes at least 50 percent of the number of required trees.
- Evergreen trees: Evergreen trees constitute greater than two-thirds of required trees.
- Low Impact Development: Sites utilizing Low Impact Development (LID) techniques as defined in the City of Tacoma Stormwater Management Manual as their primary stormwater management approach.

(7) Parking lot - Perimeter landscaping Planting Requirements.

- (a) Parking Lots with more than 20 stalls are required to provide a 10-foot wide planting strip per the planting requirements below.
- (b) Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width.
- (c) When applicable, a Parking Lot Perimeter is required around the shortest circumferential line defining the exterior boundary of a parking, loading or similar paved area, excluding primary structures, driveways or walkways providing access to the facility.
- (d) Parking Lot Perimeters shall be planted with a mixture of trees, shrubs and groundcover meeting the following requirements:
 - At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area.
 - Trees planted shall be generally evenly distributed over the site.
 - Shrubs and groundcover plants as required above.
 - Trees placed to create a canopy in desired locations without obstructing necessary view corridors.
- (e) When site constraints do not allow for the full 10 feet of perimeter width, the perimeter landscaping can be accommodated elsewhere on site, adjacent to the parking lot.

* * *

J. ~~Residential~~ Zoning transition standards.

~~1. Applicability.~~

~~2.1.~~ Purpose.

To help ensure appropriate transitions between non-residential and/or higher intensity development and adjacent residential and/or lower intensity districts, in terms of building bulk and scale, location of activity areas for privacy and noise reduction, provision of greenspace, and visual separation.

* * *

a. Landscaping Buffers:

a. Applicability.

This section is applicable per the thresholds for landscaping in TMC 13.06.090.B.

b. Purpose.

Landscaping buffers are intended to function as a substantial vegetative screening providing physical and visual separation between dissimilar districts in order to soften visual and aesthetic impacts. Buffers also provide the aesthetic and environmental benefits of vegetation.

c. Exceptions.

- (1) When there is a 20 foot vertical grade difference between a development site that is located across the street or alley or is abutting a residential district property, no ~~L~~landscape buffers are required along the affected property line if such grade difference is demonstrated to provide comparable protection.
- (2) Wherever a development site is separated from a ~~R~~Residential ~~D~~District by an ~~arterial-street, highway, or alley~~existing right of way, ~~provide a L~~landscape buffer is not required. This exception does not apply to industrial development sites.
- (3) The Director may waive the requirement for ~~a landscape buffer~~ ~~a screening~~ if equivalent landscape buffer~~screening~~ is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions.
- (4) The Director may waive the requirement for ~~a screening~~a landscape buffer if the use ~~R~~District ~~property~~ being screened is in long-term use for a purpose other than residential, and which would not be negatively impacted by adjacency to a more intensive use.
- (5) The continuous landscaping buffer may be interrupted to the minimum extent necessary to accommodate walkway access and preferred driveway access to and from the property and to allow limited access to and use of necessary utilities.
- (6) A buffer is not required between the front of a commercial or-residential building and the street.
- (7) Single-, two-, three-unit and townhouse developments are exempt from all landscaping buffer requirements.

d. Buffer Standards. ~~—More intensive district abutting an R-District Property.~~

- ~~(1) In Industrial zoning districts:~~

- ~~A landscape buffer of 50 feet must be provided on the property, along the boundary abutting an R district property~~
- ~~If a berm with a 6-foot vertical grade difference is provided on the property, the landscape buffer may be reduced to 30 feet.~~
- ~~Where the property required to provide a buffer is 300 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to 20 feet.~~
- ~~Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to 15 feet.~~

(2) ~~In all other zoning districts:~~

- ~~A continuous planting area that has a minimum width of 15 feet shall be provided on the property, along the boundary with the residential district.~~
- ~~Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 10-foot wide buffer listed below.~~
- ~~Where the property required to provide a buffer is 60 feet or less in depth measured perpendicularly from the residential parcel, the buffer can be reduced to a minimum of 7 feet in width and designed consistent with the site perimeter standards in Section 13.06.090.B.4.c(4).~~

(3) ~~Planting requirements for landscaping strips 10 to 15 feet wide:~~

- ~~At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.~~
- ~~Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.~~
- ~~Groundcover plants.~~
- ~~Note: These provisions supersede the standard height, spacing and visibility provisions of the General Section, above.~~

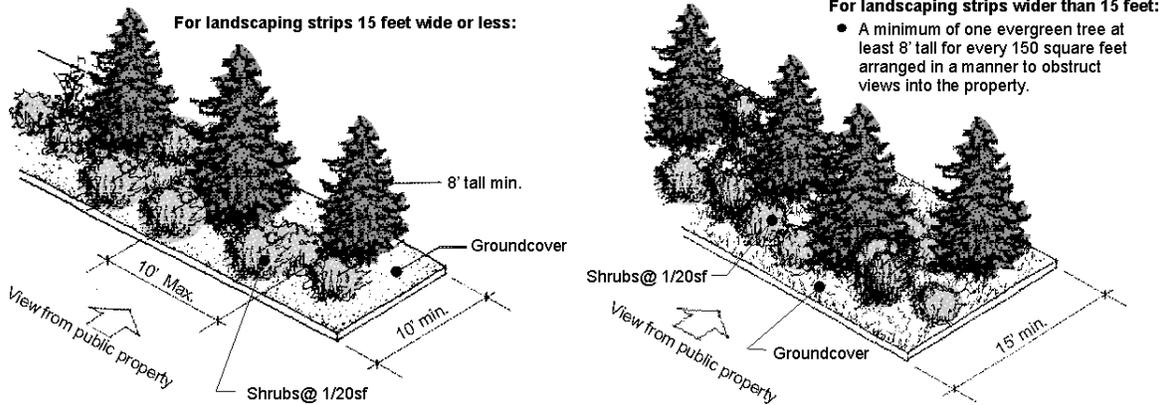
(4) ~~Planting requirements for landscaping strips wider than 15 feet:~~

- ~~A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.~~
- ~~Shrubs and groundcover as required above.~~

(5) ~~This Landscaping Buffer is not subject to landscaping credits or flexibility provisions of TMC 13.06.090.B.~~

(6) ~~Alternative species selection and spacing plans demonstrated to substantially meet the Buffer intent may be approved with staff review.~~

(7) Buffer planting examples.



Figures: (Left) for landscaping strips 15 feet wide or less; (right) for landscaping strips wider than 15 feet.

- [\(1\) Industrial Zoning District abutting a Residential District property](#)
 - [\(a\) Type 1 buffer required](#)
- [\(2\) Industrial zoning abutting a Commercial or Mixed-use zoning district](#)
 - [\(a\) Type 1 buffer required for industrial sites 2 acres or larger](#)
 - [\(b\) Type 2 buffer required for industrial sites less than 2 acres](#)
- [\(3\) Non-industrial zoning district abutting a Residential District property](#)
 - [\(a\) Type 2 buffer required](#)
 - [\(b\) Type 3 buffer required where the property required to provide the buffer is 300 feet or less in depth measured perpendicularly from the residential parcel](#)
 - [\(c\) Type 4 buffer required where the property required to provide the buffer is 150 feet or less in depth measured perpendicularly from the residential parcel](#)

<u>Buffer Type</u>	<u>Width, measured perpendicular from the property line</u>	<u>Berm, with a 6' vertical grade difference</u>	<u>Screen¹</u>	<u>Planting Requirement</u>
<u>Type 1; Applicant may select between the two options.</u>	<u>50'</u> <u>25'</u>	<u>Not required</u> <u>Required</u>	<u>Not required</u> <u>Not required</u>	<ul style="list-style-type: none"> <u>A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.</u> <u>Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.</u> <u>Note: These provisions supersede the standard height, spacing and visibility provisions of the General Section, above.</u>
<u>Type 2</u>	<u>15'</u>	<u>Not required</u>	<u>Required for industrial uses</u>	<ul style="list-style-type: none"> <u>At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.</u>
<u>Type 3</u>	<u>10'</u>	<u>Not required</u>		<ul style="list-style-type: none"> <u>Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.</u> <u>Groundcover plants.</u> <u>Note: These provisions supersede the standard height, spacing and visibility provisions of the General Section, above.</u>
<u>Type 4</u>	<u>7', may be reduced to 4' where there is a demonstrated site constraint</u>	<u>Not required</u>		<ul style="list-style-type: none"> <u>At least one Medium Tree per 300; or one Large Tree per 400 square feet of landscaped area.</u> <u>Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.</u> <u>At least 50 percent of trees must be evergreen conifers.</u>
<p><u>1 Screening shall be accomplished by locating a minimum six foot tall wall or opaque fence that will screen the items from a non-elevated view from neighboring properties or adjacent public rights-of-way</u></p>				

~~e. Buffer standards— More intensive district across the street from R-District property.~~

~~(1) A continuous planting area that has a minimum width of 7 feet shall be provided on the property, across from the R-District.~~

~~(2) In cases where there is a demonstrated site constraint, the minimum buffer width may be reduced to a minimum 4 feet, with the integration of a continuous site-obscuring vegetated fence or wall.~~

~~(3) Buffer Planting requirements~~

- ~~• At least one Medium Tree per 300; or one Large Tree per 400 square feet of landscaped area.~~
- ~~• Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.~~
- ~~• At least 50 percent of trees must be evergreen conifers.~~

e. Requirements common to all buffers

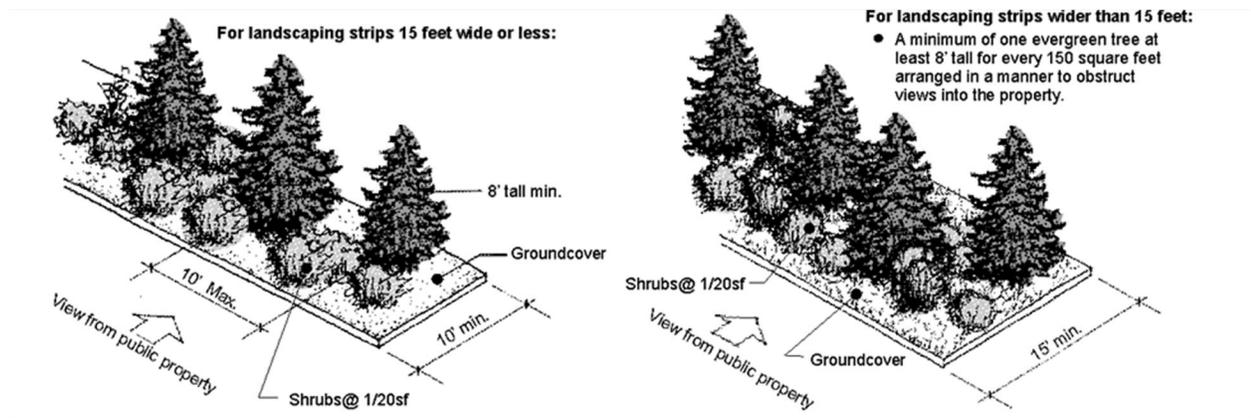
(1) Additional Planting Requirements

(a) Buffers shall be planted continuously along the full length of the applicable property line, with limited exceptions for driveways, pedestrian access, and utilities.

(b) This Landscaping Buffer is not subject to landscaping incentives or flexibility provisions of TMC 13.06.090.B.3.g

(c) Alternative species selection and spacing plans demonstrated to substantially meet the Buffer intent may be approved with staff review.

(2) Buffer Planting Examples



Figures: (Left) for landscaping strips 15 feet wide or less; (right) for landscaping strips wider than 15 feet.

~~(8)f.~~ Mobile home/trailer courts abutting Residential districts (where permitted).

- A wall, fence, vegetated wall, evergreen hedge, or other suitable enclosure of minimum

height four and one half feet and maximum height of seven feet placed at least five feet from the side and rear lot lines. The area between such enclosures and the property lines shall be landscaped to form a permanent screening area.

- A landscaped screening area at least five feet in depth must be provided along the street frontage on a non- arterial street forming a boundary between a mobile home park site and an R-1, R-2, or R-3 District.
- No signs shall be permitted on any part of a screening enclosure or within a screening area.

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